

CITY OF CRESTVIEW HILLS, KENTUCKY



For the Fiscal Year Ended June 30th, 2025



ANNUAL COMPREHENSIVE FINANCIAL REPORT

CITY OF CRESTVIEW HILLS, KENTUCKY

**ANNUAL COMPREHENSIVE
FINANCIAL REPORT**

For the Year Ended June 30, 2025

Prepared by:

**Finance Department
City of Crestview Hills, KY**

CITY OF CRESTVIEW HILLS, KENTUCKY
ANNUAL COMPREHENSIVE FINANCIAL REPORT
For the Year Ended June 30, 2025

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INTRODUCTORY SECTION



CITY OF CRESTVIEW HILLS

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September 30, 2025

To: The Citizens of the City of Crestview Hills, Kentucky,
Mayor Paul Meier, and
Members of the City Council

Kentucky law requires that all general-purpose local governments publish a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) in accordance with implementation of Government Standards Board (GASB) Statement 34 and audited in accordance with generally accepted auditing standards by an independent firm of licensed certified public accountants within six months of the close of each fiscal year. Pursuant to that requirement, the City of Crestview Hills, Kentucky hereby issues its Annual Comprehensive Financial Report for the fiscal year ended June 30, 2025, as audited by Chamberlin Owen & Company, Inc.

Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City of Crestview Hills management. To the best of our knowledge and belief, the enclosed information is accurate in all material respects and is reported in a manner designed to fairly present the financial position of the City. All disclosures necessary to enable an understanding of the City's financial activities have been included. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

Chamberlin Owen & Company, Inc., Certified Public Accountants, have issued an unmodified opinion (commonly known as a "clean audit") applicable to the City of Crestview Hills' financial statements for the year ended June 30, 2025. The independent auditor's report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction therewith.

The City provides a range of services including public works, engineering, maintenance of dedicated streets and right-of-ways, recreational activities, zoning administration, police protection, planning and general administrative functions. Contracted services include fire protection, basic and advanced emergency medical service, occupational license tax collection (though some follow-up items are completed by City staff), city-wide landscaping maintenance, animal control services, building and zoning permitting, and code enforcement.

The majority of City activities are accounted for through the General Fund. The City does have a separate Capital Projects Fund maintained mostly for grant and large infrastructure projects, and a Revolving Loan Fund utilized as a pool of capital established to provide low-interest loans to small businesses new to the Crestview Hills business community to promote economic development and growth to the City. Financial statements of governmental organizations differ somewhat from the statements prepared for profit-oriented organizations in that governmental organizations prepare statements on a fund basis. In governmental accounting, the term "fund" is used to identify a separate accounting entity with its own assets, liabilities, revenues, or expenses, as appropriate.

PAUL W. MEIER, MAYOR
pmeier@crestviewhills.gov

Alex Mattingly
City Administrator
nattingly@crestviewhills.gov

T.J. Holtman
Finance Officer/Treasurer
tjholtman@crestviewhills.gov

John Scheben, Jr.
Public Works Director
jscheben@crestviewhills.gov

Stacy Kellam
City Clerk
skellam@crestviewhills.gov

Profile of the Government

The City of Crestview Hills, KY, incorporated in 1951, is located in Northern Kentucky and is part of the Cincinnati metropolitan area. Crestview Hills currently occupies a land area of 2.6 square miles and serves a residential population of 3,246 (2020 Decennial Census - U.S. Census Bureau) with a much larger daytime population. The City levies a property tax on real property, an occupational/payroll fee on employees, and a license fee and gross receipts tax on businesses.

Crestview Hills has operated under the Mayor-Council form of government since 1951. Policy-making and legislative authority are vested in the City Council. The Mayor is responsible for the executive functions of the City, including administration of the budget, appointing employees, and representing the City as the Chief Elected Official. The City Council is responsible for setting policy, passing ordinances, adopting the budget, approving the Mayor's appointments to committees, and approving the appointment of the City Administrator, City Engineer, City Attorney and City Clerk. The appointed City Administrator is responsible for carrying out the policies and ordinances of the City Council, overseeing the day-to-day operations of the City, and assisting the Mayor and City Council. The mayor and council are elected on a non-partisan basis. Council members serve two-year terms, while the mayor serves a four-year term.

The annual budget serves as the foundation for the City of Crestview Hills, KY financial planning and control. The Mayor is responsible for the presentation of the annual budget to the City Council for approval. The City Administrator and Finance Officer/Treasurer work closely with the Mayor and Council committees to assess the budgetary needs for each upcoming year. This information, along with known changes in funding formulas and contracts, is programmed into the budget document. The final budget proposal is submitted to the Finance Committee for review before going to City Council for first reading in May. Council is required by state statutes to hold public hearings on the proposed budget and adopt a final budget by no later than June 30, which is the close of the City of Crestview Hills, KY fiscal year. Fund function (i.e. General, Capital Projects, and Revolving Loan funds), and department (i.e. General Government, Public Safety, Public Works, and Community Development) determine the order of the appropriated budget. Budget-to-actual comparisons are provided in this report for each governmental fund for which an appropriated annual budget has been adopted.

Local Economy

Crestview Hills, Kentucky is located approximately seven miles south of downtown Cincinnati. The City is known for its residential and commercial diversity including single-family residential homes, multi-family housing, and condominiums. Crestview Hills also has an active lifestyle retail center, a large business and medical office park, a four-year university (Thomas More University), a country club, and a high-end fitness club within its boundaries. The key economic areas vital to the City's tax base are: the medical sector, higher education, professional offices, retail, and residential. Each contributes to the broad-based revenue that allows the City to operate.

The ongoing development of the Thomas More Office Park area along Thomas More Parkway during the last three decades has been a key part of the City's economy. The Office Park is within seven miles of the Greater Cincinnati/Northern Kentucky International Airport with easy access to I-75, I-71, and I-275. While downtown Cincinnati is only a few minutes away, this location is suburban and residential in nature. The Office Park houses professional offices, specialty physicians, mental health counselors, attorneys, accounting firms, a fitness club, a university, a gymnastics training facility, and corporate offices in a suburban environment with the lowest overall tax rates in the area. The proximity of the St. Elizabeth Medical Center in the adjacent City of Edgewood has contributed to the large concentration of healthcare related offices in the City.

The Northern Kentucky economy, along with the entire state and country, continues to endure fiscal challenges due to inflation, as well as the federal government's tariff policies whose effects are unknown at this juncture. These new tariff and inflationary factors, coupled with labor shortages continue to produce higher cost increases in all business sectors in the region, state, and country. Fortunately, the City's primary revenue sources, payroll, and occupational license taxes, have been steady during this difficult economic season. The Annual Returns tax revenue stream fluctuates

from year to year; however, the City recently switched to the Gross Receipts taxation model to ensure a fair and equitable system for all businesses and to ensure more predictable revenue for Crestview Hills. For FY 2024-2025, the annual returns (gross receipts) tax revenue increased by a little over 4% from the prior year. The annual returns revenues increased slightly because the City's gross receipts taxation model has been completely adopted by the business community. The City's primary retail center continues to perform well overall and has very few vacant storefronts.

Crestview Hills continues to explore additional office space on undeveloped lots, though the market for office space is very soft in the Cincinnati/Northern Kentucky area and is projected to continue as such for several years. The City is experiencing a very competitive environment for recruitment of new jobs and retaining existing ones but has been successful in attracting new businesses in the Thomas More Office Park. To encourage continued growth in the office park, Crestview Hills recently enacted a small business incentive program that has already been utilized twice.

Despite the strenuous economic conditions revolving around growing costs, the effects of inflation, and now the new tariff policies, the City's key revenue sources were strong compared to the past fiscal year. The City added \$96,867 to the fund balance for FY 2024-2025, though it had budgeted to utilize its fund balance for some one-time expenses. There were several key factors to the addition to the City's fund balance. First, the City's occupational license tax revenue streams grew for another fiscal year. Second, the City is still benefiting from the favorable rates of return on investments and its investment income remains strong built around its certificate of deposits portfolio and interest-bearing accounts. Finally, the Sunset Drive street reconstruction project costs were much lower than estimated. Consequently, total revenue was much better than budget by over \$220,000 or 105% to budget, and total expenditures were less than budget by over \$660,000 or 88% FY 2024-2025.

Domiciled businesses account for the majority of payroll taxes received. The number of domiciled accounts increased from 823 accounts to 1,019 accounts in FY 2024-2025 because of a continued influx of independent contractors from a retail outlet at the Crestview Hills Town Center. In addition, for the latest fiscal year, the City's non-domiciled business registrations grew to a little over 5,900 businesses, including everything from construction companies to home service businesses. This is largely due to City staff's efforts to ensure these entities doing business in Crestview Hills acquired the proper occupational licensing.

The City's residential real estate market is steady but has seen the effects of higher mortgage interest rates. Home sales within Crestview Hills will remain constrained as long as interest rates remain high, but the expectation is that mortgage rates and inflation will begin to decline over the next year. The final residentially zoned property development in the City, Crown Point, opened in 2016, and has continued to build several new homes each year. The initial 42 building lots within the neighborhood have homes ranging in value from the mid \$600,000s to more than \$1 million. The builders of the Crown Point subdivision hope to complete the development by 2030.

Long-term financial planning

Unassigned fund balance in the general fund has exceeded policy guidelines set by City Council by recommendation of the Finance Committee for budgetary and planning purposes (i.e., between 15 and 20 percent of total general fund revenues). With a planned renovation and expansion of the City Building (including the police department portion) and a number of infrastructure projects in the works, the City will remain diligent in identifying and ensuring adequate financial reserves to meet future needs. This is particularly true for future street maintenance activities, where the City has begun an annual street reconstruction program, focusing on older residential areas (the Old Crestview Hills neighborhood) and the Thomas More Office Park. The City faces steadily increasing costs for public safety and other personnel expenses in coming years, particularly in light of the tariffs on foreign goods along with the effects of inflation and increased supply and service costs for local governments.

The City completed several projects in FY 2024-2025, including completion of the Vernon Drive reconstruction street project, the street reconstruction at the intersection of Rhine Valley and Center View Boulevard, and the repair of the Shinkle Road bridge. There were several projects that are in the "construction in progress" status that began in FY 2024-2025 or planning commenced during that year, including the Horsebranch Road resurfacing project, the City Building renovation and expansion project, the Lookout Farm (West) bridge replacement project, and the Sunset Drive

reconstruction project. These projects are projected to be completed sometime in FY 2025-2026, or the following fiscal year. These projects continue to serve as a testimony to the City's commitment to investing in the reconstruction of streets and infrastructure maintenance.

Crestview Hills has several cost drivers to consider for future budget cycles. Public safety costs continue to rise. The underlying increases in public safety personnel costs (competitive salaries, pensions, health insurance, etc.) will continue to affect future City costs. In 2018, the Kentucky General Assembly made significant changes to Kentucky's defined benefit system and a new actuarial funding model for participants that significantly raises payments into the system by members to pay down the unfunded liability. The employer pension rates have moderated somewhat in the last several years and seem to be on a downward trend. Regardless, the City will continue to focus its attention on the surge in costs due to tariffs and the effects of inflation. Although the inflation rate was decreasing in recent months, the tariff issues remain unpredictable. The City of Crestview Hills remain focused on navigating through these uncertain times by continuing to closely monitor key economic indicators and intricately manage the City's revenue sources and expenditures.

On the revenue side, the demand for medical services continues and the City enjoys a strong medical footprint in the Greater Cincinnati region. The City's tax base remains heavily reliant upon the medical community in the Thomas More Office Park, and this business sector is thriving. The medical industry has been undergoing significant changes over the past ten years, including the consolidation of medical practices into larger health entities and changes to reimbursement formulas resulting from the Affordable Care Act, COVID-19 related health guidelines and restrictions, and now the One Big Beautiful Bill Act. These factors have pushed some independent practices to combine with large medical center systems and several of the City's specialty medical practices have moved closer to the St. Elizabeth Medical Center campus in Edgewood. Finally, the retail and restaurant landscape, especially restaurants, remain healthy and strong in the Crestview Hills business community. The Crestview Hills Town Center will more than likely continue to evolve, change and grow in response to rising costs due to the new tariffs and lingering effects of inflation. The City is actively working with the owner of the Town Center to explore future opportunities for redevelopment of the existing retail shopping center into a mixed-use area with residential, business, restaurants and retail uses. A mixed-use zone has been created in the City's zoning ordinance in anticipation of this effort.

For the tax year 2024, the City Council approved the compensating rate plus 4% for the 2024 property taxes. This tax rate produced \$814,218 in property tax revenue. The compensating rate plus 4% increase was adopted by the Mayor and City Council to help offset inflation, as well as to continue to assist with the increased costs associated with Public Safety. The City's Fire and Emergency Services contracts with Fort Mitchell and Edgewood increased by 4% combined from the prior fiscal year, as set forth in the contracts between Crestview Hills and each city. In addition, the Police Authority costs increased by a little more than 6%. The key factor to the increase is attributable to competitive salary and benefits adjustments for the Police Authority's personnel to ensure it is fully staffed. In turn, a property tax rate adjustment was implemented for FY 2025-2026, in part, to aid with the annual cost increases in payroll, benefits, and general operating costs attributable to the enduring effects of inflation on utilities, goods and services. The property tax rate that was approved and levied for FY 2025-2026 is .154 per \$100 of assessed value, which equates to the compensating rate plus 4%. The City saw increases in assessed value of residential properties, as well as 2 new home construction completions, which created \$2,467,200 in additions. There were reductions in assessed value on 6 residential and 5 commercial properties, which resulted in \$4,610,100 in lower valuations. The net effect was a decrease in total new property valuations of \$2,142,900. Homestead and disability exemptions have also marginally increased.

Other Information

The management of the City is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the government are protected from loss, theft or misuse and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with accounting principles generally accepted in the United States. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the costs of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

As a recipient of Federal and State financial resources, Crestview Hills is also responsible for ensuring that an adequate internal control structure is in place to ensure compliance with applicable laws and regulations related to those programs. The internal control structure is subject to periodic evaluation by the management of the City.

As part of the City's annual audit, reviews are made of the internal control structure, as well as to determine that the City has complied with applicable laws and regulations. The results of the City's annual audit for the fiscal year ended June 30, 2025, provided no instances of material weaknesses in the internal control structure or significant violations of applicable laws and regulations.

In addition, the City maintains budgetary controls. These controls include monitoring department(s) expenditures with the intent of remaining at or under the approved budget parameters. If a department exceeds its budgetary constraints, then a budget amendment is presented to City Council for acceptance/approval of the proposed amendment. As an additional layer of oversight, the Finance Committee chairperson (who is also a CPA) performs a monthly review and audit of the internal financial statements. The objective of these budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the City Council. Activities of the General, Capital Projects, and Revolving Loan Funds are included in the annual appropriated budget. The adopted budget for fiscal year 2024-2025 was prepared in accordance with accounting principles generally accepted in the United States.

As demonstrated by the statements and schedules included in the financial section of this report, the City continues to meet its responsibility for sound financial management.

Cash resources of the individual funds are combined to form a pool of cash and investments. Cash temporarily idle during the year was invested in certificates of deposit, and an interest-bearing cash sweep account, which are consistent with the direction of City Council as recommended by the Finance Committee. Favorable interest rates have continued to allow Crestview Hills to increase its investment income in FY 2024-2025.

The City's investment policy is designed to maximize the productive use of assets entrusted to its care and to invest and manage those funds wisely and prudently. Criteria for selecting investments and the order of priority are: (1) safety, (2) liquidity and (3) yield. The basic premise underlying the City's investment policy is to ensure that money is always available when needed while at the same time gaining the highest and best rates of return. Accordingly, deposits were either insured by Federal Depository Insurance Corporation (FDIC) and/or collateralized as required by Kentucky law.

In accordance with GASB 77, the City has approved and adopted tax abatement incentives offered to residents and businesses. The resident abatements primarily offset the tax burden for residents living on private streets that are not maintained by Crestview Hills. Regarding businesses, the abatements serve as an economic development tool to attract prospective businesses to the Crestview Hills business community and promote retention and expansion of existing businesses. The goal is to motivate companies to invest in Crestview Hills commercial properties, which adds to the tax base of the City.

The City's insurance carrier, Kentucky League of Cities Insurance Services (KLCIS), provides a full range of insured risks, including property and casualty, automobile, elected official's liability, and general liability insurance. The insurance limit of risk is 3 million with another 3 million umbrella, on a per occurrence basis. KLCIS provides a full range of risk management services, including loss control audits and safety training and accident prevention workshops. The City's worker's compensation insurance is also with KLCIS.

All claims are investigated, valued, reserved, defended and/or settled in accordance with generally accepted insurance industry practices. The City maintains a Risk Management Committee consisting of the Mayor, City Attorney, City Administrator and Finance Officer/Treasurer to periodically evaluate risks and ensure proper oversight of possible liability exposures. There are no known existing claims that would exceed the City's applicable coverage.

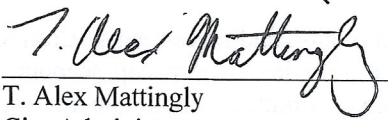
Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Crestview Hills for its annual comprehensive financial report for the fiscal year ended June 30, 2024. This was the twenty fourth consecutive year that the government has received this prestigious award. To qualify for a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy generally accepted accounting principles, pronouncements of the Governmental Accounting Standards Board, and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report would not have been possible without the efficient and dedicated service of the City's finance staff and appreciation is expressed to those who assisted and contributed to its compilation and completion. Credit also must be given to the Mayor and City Council for their support in maintaining the highest standards of professionalism in the management of Crestview Hills finances and for being good stewards of public resources.

Respectfully submitted,

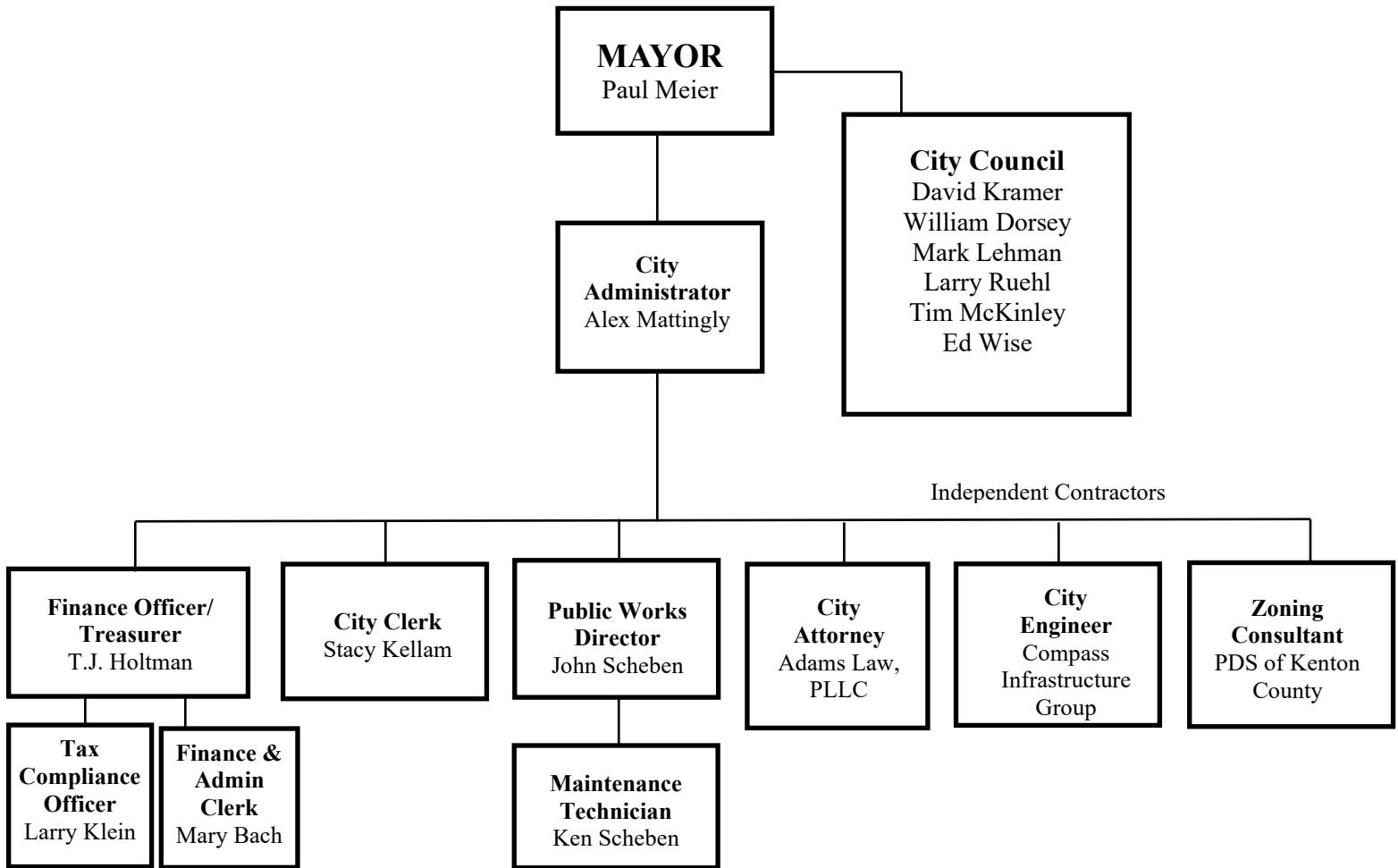


T. Alex Mattingly
City Administrator



T.J. Holtman
Finance Officer/Treasurer

City of Crestview Hills, KY Organizational Chart



CITY OF CRESTVIEW HILLS, KENTUCKY

LIST OF PRINCIPAL OFFICIALS

For the Year Ended June 30, 2025

Mayor – Council Form of Government

City Council

Paul W. Meier
Mayor

David Kramer
Vice Mayor

William Dorsey
Councilmember

Tim McKinley
Councilmember

Mark Lehman
Councilmember

Ed Wise
Councilmember

Larry Ruehl
Councilmember

City Administration

Alex Mattingly

City Administrator

T.J. Holtman

Finance Officer/Treasurer

Larry Klein

Tax Compliance Officer

Stacy Kellam

City Clerk

Mary Bach

Finance & Administrative Clerk

John Scheben

Public Works Director

Ken Scheben

Public Works Technician

Planning & Development

Services of Kenton County

Building Inspector

Planning & Development

Services of Kenton County

Zoning Consultant

Mike Yeager, Compass

Infrastructure Group

City Engineer

Mary Ann Stewart, Adams Law PLLC

City Attorney



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Crestview Hills
Kentucky**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morill

Executive Director/CEO

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FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

**To the Honorable Mayor and
Members of the Council of the
City of Crestview Hills, Kentucky**

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Crestview Hills, Kentucky, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City of Crestview Hills, Kentucky's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Crestview Hills, Kentucky as of June 30, 2025, and the respective changes in financial position for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with accounting standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Crestview Hills, Kentucky and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Crestview Hills, Kentucky's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material

misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Crestview Hills, Kentucky's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Crestview Hills, Kentucky's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, Major Fund Budgetary Comparison Schedules, and *Multiple Employer, Cost Sharing, Defined Benefit Pension and OPEB Plan* disclosures be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Crestview Hills, Kentucky's basic financial statements. The Revolving Loan Fund and Capital Projects Fund Budgetary Comparison Schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Revolving Loan Fund and Capital Projects Funds Budgetary Comparison Schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated September 30, 2025 on our consideration of the City of Crestview Hills, Kentucky's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Crestview Hills, Kentucky's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Crestview Hills, Kentucky's internal control over financial reporting and compliance.

Chamberlin Owen & Co., Inc.

Chamberlin Owen, & Co., Inc.
Erlanger, Kentucky
September 30, 2025

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CITY OF CRESTVIEW HILLS, KENTUCKY
MANAGEMENT'S DISCUSSION AND ANALYSIS

For the Year Ended June 30, 2025

As appointed management of the City of Crestview Hills, Kentucky ("City"), we offer readers of the City's financial statements this narrative overview as an analysis of the financial activities of the City of Crestview Hills, Kentucky, for the year ended June 30, 2025. We encourage readers to consider the information in conjunction with the letter of transmittal, which can be found on pages 1-6 of this report.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities (on pages 25 and 26) provide information about the activities of the City as a whole and present a longer-term view of the City's finances. Fund financial statements start on page 27. For governmental activities, these statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most financially significant funds.

Reporting on the City as a Whole:

Financial Highlights

- The assets and deferred outflows of the City exceeded its liabilities and deferred inflows at the close of the most recent fiscal year by \$10,331,851 (net position). Of this amount, \$5,144,973 (unrestricted net position) may be used to meet ongoing obligations to citizens and creditors.
- The City's total net position increased \$248,540 this year. The excess funds are attributable to costs for capital projects operating significantly less than projected.
- As of June 30, 2025, the City's governmental funds reported a combined ending fund balance of \$5,841,252, an increase of \$96,867 in comparison to the prior year.
- At the end of fiscal year 2024-2025, unassigned fund balance for the general fund was \$5,830,834 an increase of \$102,072 in comparison to the prior fiscal year 2023-2024.
- Compensated absences increased from \$29,610 to \$44,901 during the fiscal year, primarily due to employee's eligibility for more sick leave accumulation payout under the sick leave policy within the City's Personnel Policies and Procedures Handbook.
- The City's Net Pension liability decreased by \$36,325, from \$616,306 to \$579,981 during the year. See page Note G for a further explanation on the determination of pension liabilities.
- The net position of deferred outflows and inflows of resources pertaining solely to pensions and Other Post-Employment Benefits (OPEB) increased only by \$395, from \$(88,585) to \$(88,190) in comparison to last fiscal year. See the page for Note G for further details on the deferred outflows and inflows of resources related exclusively to pensions and OPEB.

The Statement of Net Position and the Statement of Activities

One of the most important questions asked about the City's finances is "Is the City, as a whole, better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the City as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. Accrual of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the City's *net position* and changes in them. You can think of the City's net position, the difference between assets, what the taxpayers own, and liabilities, what the taxpayers owe, as one way to measure the City's financial health, or *financial position*. Over time, *increases or decreases* in the City's net position are one indicator of whether its *financial health is* improving or deteriorating. You will need to consider other non-financial factors, however, such as changes in the City's property tax base, franchise fee base, and the condition of the City's capital assets (roads, buildings, equipment, and sidewalks) to assess the *overall health* of the City.

In the Statement of Net Position and the Statement of Activities, all City financial activities are recorded as Governmental Activities:

- Governmental activities: most of the City's basic services are reported here, including the general administration, public safety, public works, and community development. Payroll/occupational license fees, franchise fees, property taxes, and net profits/gross receipts license fees finance most of these activities.

Reporting the City's Most Significant Funds:

Fund Financial Statements

Our analyses of the City's major funds begin on page 27 and provide detailed information about the most significant funds, not the City as a whole. Some funds are required to be established by State law. However, the City Council establishes other funds to help it control and manage money for particular purposes. All of the City's funds are governmental funds.

Governmental funds: The City's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental funds information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in a reconciliation beside the fund financial statements.

The City maintains three individual governmental funds – the General Fund, the Capital Projects Fund, and the Revolving Loan Fund. Information is presented separately in the Governmental Balance Sheet and in the Statement of Revenues, Expenditures and Changes in Fund Balance for the funds. The City adopts an annual appropriated budget for its General Fund. A budgetary comparison statement has been provided for the General Fund to demonstrate compliance with this budget.

The basic governmental financial statements can be found on pages 25 – 29 of this report.

Notes to the financial statements: The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 30 – 50 of this report.

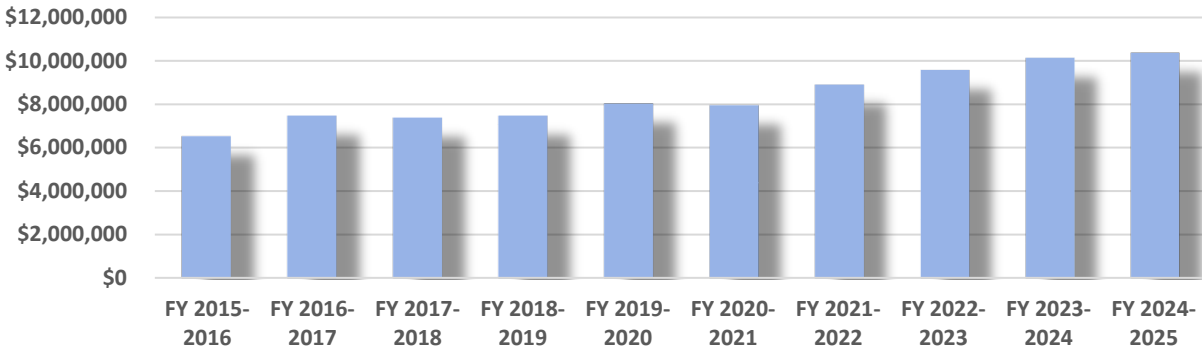
Other information: In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information, general fund – budget to actual comparison and pension disclosures, on pages 52-54 and other supplementary information, capital projects and revolving loan funds – budget to actual, on pages 55-56.

THE CITY AS A WHOLE

The statement of net position presents information on all of the City of Crestview Hills assets and liabilities, with the differences between the two reported as net position. For the years ended June 30, 2025 and 2024, net position was stated as follows:

	Governmental Activities	
	<u>2024-2025</u>	<u>2023-2024</u>
Current assets	\$6,478,470	\$5,884,522
Capital assets	<u>5,186,878</u>	<u>5,060,166</u>
Total assets	11,665,348	10,944,688
Deferred outflow of resources		
Deferred outflows related to pensions and OPEB - CERS	<u>139,483</u>	<u>199,799</u>
Total assets and deferred outflows	<u>11,804,831</u>	<u>11,144,487</u>
Long-term liabilities	579,981	616,306
Other liabilities	<u>665,326</u>	<u>156,486</u>
Total liabilities	1,245,307	772,792
Deferred inflow related to pensions and OPEB - CERS	<u>227,673</u>	<u>288,384</u>
Total liabilities and deferred inflows	<u>1,472,980</u>	<u>1,061,176</u>
Net investment in capital assets	5,186,878	5,060,166
Unrestricted	<u>5,144,973</u>	<u>5,023,145</u>
Total net position	<u>\$10,331,851</u>	<u>\$10,083,311</u>

Change in Position of Net Assets FY 2016 - FY 2025



There was an increase of \$248,540 from last year to \$10,331,851 in the City’s net position for governmental activities. Cash increased \$677,973 from FY 2023-2024 and capital assets increased \$126,712 because the capital projects in construction in progress FY 2023-2024 were completed in FY 2024-2025 and began to be depreciated over the useful life of these newly completed projects. There were several new projects started in FY 2024-2025 that have been designated to construction in progress and are scheduled to be completed in FY 2025-2026. Current liabilities increased by \$508,840 and long-term liabilities decreased by \$36,325 due primarily to a reduction in the City’s unfunded net pension and other post-employment benefits (OPEB) liability with the Kentucky Public Pensions Authority, coupled with the addition of accrued costs on capital projects started in FY 2024-2025 and scheduled to be completed in FY 2025-2026, as mentioned previously.

Governmental Activities

Governmental activities increased the net position of the City of Crestview Hills by \$248,540 during FY 2024-2025 as summarized on the following chart:

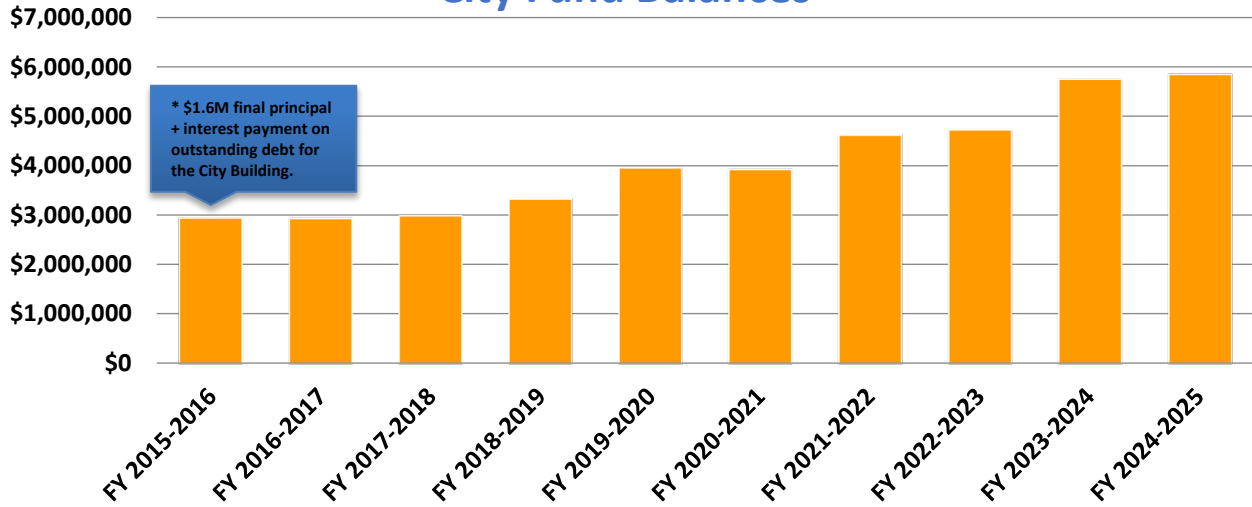
Changes in Net Position Governmental Activities

	2024-2025	2023-2024
Revenues:		
Program revenues:		
Charges for services	\$152,825	\$162,584
Operating grants and contributions	0	0
Capital grants and contributions	148,335	153,803
General revenues:		
Property taxes	814,218	798,834
Payroll license fees	2,494,755	2,475,145
Annual Returns license tax	607,165	581,931
Other taxes, licenses, fees	388,938	381,690
Interest	195,489	192,724
Other	<u>35,689</u>	<u>16,553</u>
Total Revenues	<u>4,837,414</u>	<u>4,763,264</u>

Expenses:		
General Government	\$789,598	\$845,885
Public Safety	2,357,526	2,229,749
Public Works	1,291,531	1,016,418
Community Services	<u>150,219</u>	<u>135,479</u>
Total Expenses	<u>4,588,874</u>	<u>4,227,531</u>
Change in net position	248,540	535,733
Net Position – Beginning	<u>10,083,311</u>	<u>9,547,578</u>
Net Position - End of Year	<u>\$10,331,851</u>	<u>\$10,083,311</u>

- Revenues for the City’s governmental activities totaled \$4,837,414, compared to \$4,763,264 last year.
- Payroll license fees totaled \$2,494,755 or nearly 52% of the total revenues. This was an increase from last year by \$19,610 or up by almost 1%. The City’s payroll tax revenue sources increased slightly due to new businesses opening in Crestview Hills, as well as overall payroll tax base growth in general because of wage increases applicable to Crestview Hills-based jobs. However, one of the City’s key businesses implemented a new personnel policy offering employees the option to work remotely, resulting in a significant reduction in payroll tax revenue.
- The second largest recurring revenue was property taxes, which accounted for \$814,218, an increase of 1.9% over FY 2023-2024. This small incremental increase was attributable to lowering the property tax rate from .165/\$100 assessed value to .151/\$100 assessed value. The large swing in the rate year over year is a direct result of the biennial City-wide property revaluation performed by Kenton County PVA. As a result, this rate reflected a 4% increase over the compensating rate, which was approved by the Mayor and City Council.
- This year total expenses for the City’s governmental activities were \$4,588,874 compared to \$4,227,531 last year. Costs related to the police authority and the contracts for Fire and EMS services continue to remain a factor to increased costs to the City. The Fire and EMS service rates increased by 4% on April 1, 2025, and each year every April 1 going forward, per the executed contract terms. An annual 4% increase will occur every April 1 unless the contract is re-negotiated or terminated. FY 2024-2025, total expenses increased by \$361,343 or 8.5%. The primary sources of the increase are the continued escalation in public safety costs (including ensuring salaries are competitive to retain employees), additional depreciation expense related to projects started in FY 2023-2024 and completed in FY 2024-2025, as well as larger projects were under contract and started in FY 2024-2025 as compared to FY 2023-2024. In addition, the City purchased a new Public Works truck coupled with higher expenses in general as a result of inflation. Nonetheless, the City Administration continues to carefully manage expenses to ensure the revenue base can support public service delivery while remaining one of the lowest tax burden communities in Northern Kentucky.

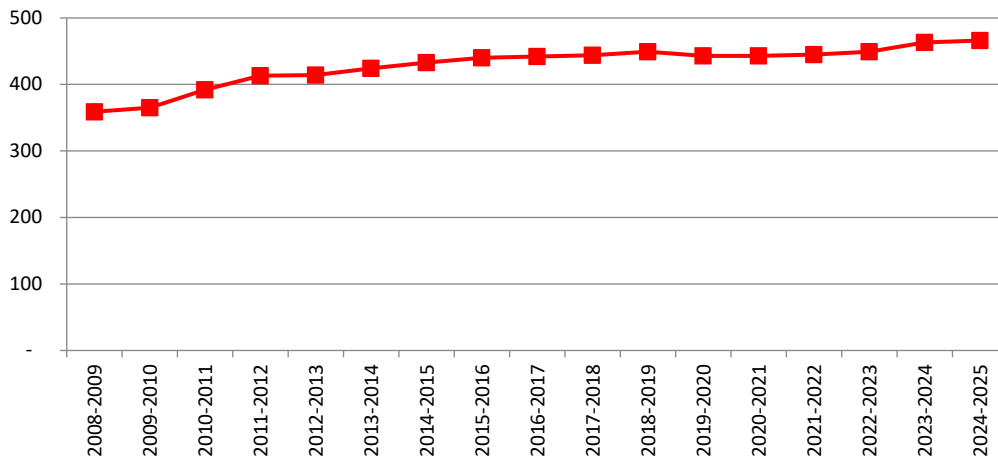
City Fund Balances



Governmental Activities: Revenues

Property tax rates were lowered to .151 cents per hundred for the 2024 tax year. Rates decreased as a direct result of the biennial City-wide property revaluation performed by Kenton County PVA. This rate reflected a 4% increase over the compensating rate, which was approved by the Mayor and City Council. The City's Homestead & Disability Exemptions rose to 466 properties receiving the exemptions in FY 2024-2025. Kentucky law allows property owners who are 65 or older to receive a homestead exemption. For tax year 2025 the homestead exemption is \$46,350. The amount of the exemption is subtracted from the assessed value of the property.

Total Properties with Homestead & Disability Exemptions



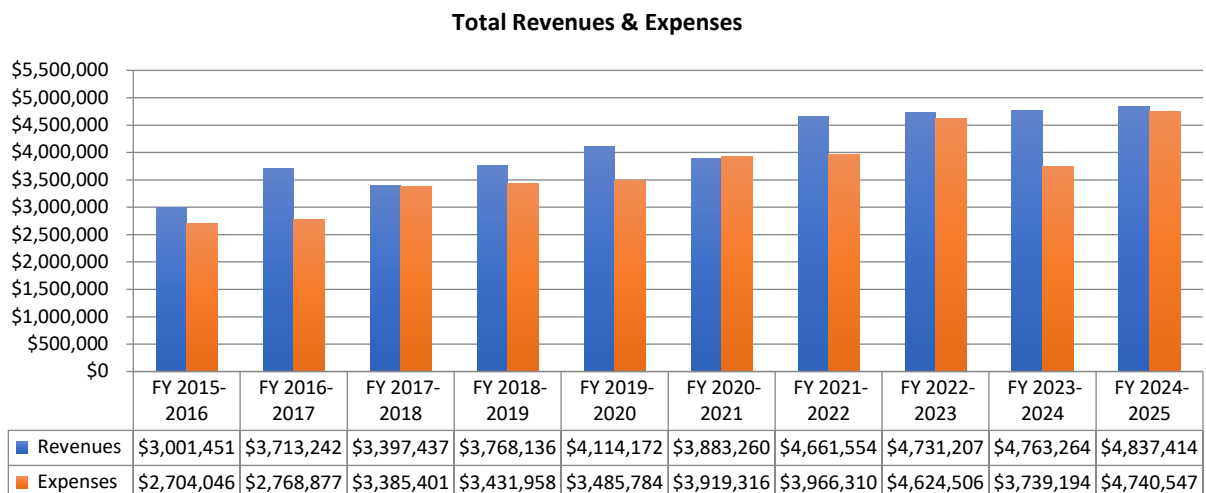
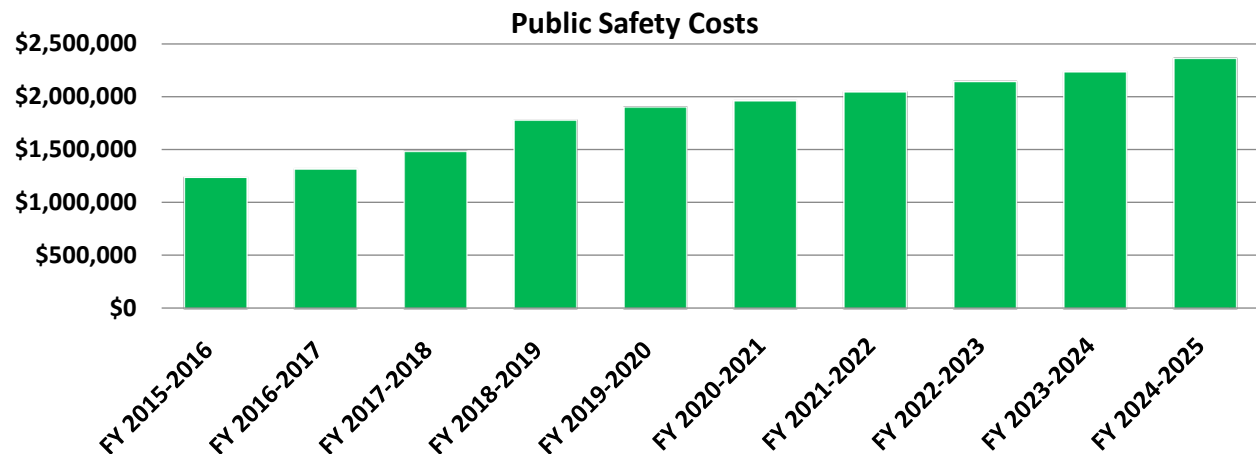
Governmental Activities: Expenses

General Government expenses decreased in FY 2024-2025 by \$56,287, or down by 6.7% from the prior fiscal year. In FY 2024-2025, the City's General Government department started the design phase of the City Building renovation/expansion project, in which the entire project will be completed in FY 2025-2026.

Total Community Development costs increased by \$14,740 from the prior year. The City administrative staff was able to maintain modest increases in lawn care/landscaping costs, as well as the recreational programs expenses during the current inflationary economic conditions. The primary factor for this increase is attributable to sidewalk work completed in FY 2024-2025 that was not done in the prior year.

The costs of the City’s Public Works division increased by \$275,113 over FY 2023-2024. Public Works includes capital projects on infrastructure, which extend or renew the life of the street, joint projects with other governmental entities, and any repairs to the City Building. The increase in Public Works expenditures is because of additional depreciation expense related to projects started in FY 2023-2024 and completed in FY 2024-2025, as well as larger projects were under contract and started in FY 2024-2025 as compared to FY 2023-2024. In addition, the City purchased a new Public Works truck – that purchase, coupled with higher expenses in general as a result of inflation, accounted for some of the increased costs.

Lastly, Public Safety increased by \$127,777 or 5.7% over FY 2023-2024. This continues to be attributable to the rising Police Authority funding costs created by increasing pension and personnel costs, as well as the annual cost increases built into the contracts for Fire and EMS services. The City contracts with the cities of Ft. Mitchell and Edgewood for fire and EMS services – both cities applied small increases to Crestview Hills by 4% (Ft. Mitchell 4% & Edgewood 4%) combined. The executed contract terms set up an annual 4% increase every April 1st. In addition, the Police Authority costs increased by 6.5%. The key factor to the increase is attributable to an increase in salaries, wages, and fringe benefits for the Police Authority officers and staff. The objective is to retain and attract quality public safety staff in a highly competitive market for police officers.



FINANCIAL ANALYSIS OF THE CITY'S FUNDS:

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds

The focus of the City's governmental funds is to provide information on revenues, expenditures, and net spendable resources. This information is useful in assessing the City's financial requirements.

At the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$5,841,252, an increase of \$96,867 from the previous fiscal year. The majority of this total amount, \$5,830,834, is unassigned fund balance, which is available for the City to spend at its discretion. While not formally assigned, it is likely that some of these funds will be utilized to expand the City Building and police department which are both out of space. The remaining \$10,418 is designated as non-spendable and is not available for new spending because it has already been committed.

The General Fund is the chief operating fund of the City. At year end FY 2024-2025, the unassigned portion of the fund balance in the General Fund was \$5,805,624 while the total fund balance was \$5,841,252. As a good measure of the General Fund's liquidity, it is useful to compare both the unassigned fund balance and the total fund balance to the total fund expenditures. The unassigned fund balance in the General Fund represents 123.0%, while total fund balance represents 123.2% of that same amount. The fund balance of the City's General Fund increased by \$96,867 over last year. There were several key factors that contributed to the increase to the fund balance FY 2024-2025. First, the City's occupational license tax revenue streams grew, again. The City continues to bear fruit from the switch from the net profits to gross receipts taxation model. Second, the City is still benefitting from the favorable rates of return on investments and its investment income remains strong built around its certificate of deposits portfolio. Finally, the City administrative staff was able to manage the Sunset Drive street resurfacing project costs much lower than estimated.

GENERAL FUND BUDGETARY HIGHLIGHTS

Total Expenditures were less than budgeted amounts by \$661,711. The General Government budgeted expenditures were \$984,024 compared to the actual amount of \$832,893. Public Safety budgeted expenditures were \$2,358,065, compared to the actual amount of \$2,357,526. Public Works budgeted expenditures were \$615,019 compared to the actual amount of \$541,767. Excluded from that amount were transfers out of the General Fund to the Revolving Loan Fund and Capital Projects Funds of \$1,325,000 budgeted and \$888,985 expended. Community Development budgeted expenditures were \$146,150 compared to the actual amount of \$144,376. The primary drivers for the reduction in expenditures compared to the City's approved budget is attributable to the Shinkle Road bridge repair and rehabilitation project costs coming in below projections coupled with a larger than expected insurance claim payout towards the bridge repairs by over \$150,000. In addition, the Sunset Drive street resurfacing project, which was originally budgeted in FY 2023-2024 and was delayed into FY 2024-2025, operated significantly under the estimated budget costs by over \$200,000. In general, City administrative staff continues to prudently manage all operating costs well below the approved budget parameters. The City management team has efficiently and effectively delivered public services and uninterrupted investment into the City's infrastructure, while doing so below the established budget and within available revenues, when possible.

DEBT AND CAPITAL ASSET ADMINISTRATION

Debt

The City has no long-term debt as of the end of the fiscal year. A General Obligation Bond was paid off early in 2015. Compensated absences totaled \$44,901 at the end of the fiscal year. This was an increase of \$15,291 from FY 2023-2024 because there were some employees who were eligible for

more sick leave accumulation payout under the sick leave policy within the City's Personnel Policies and Procedures Handbook.

	Governmental Activities	
	<u>2024-2025</u>	<u>2023-2024</u>
Compensated Absences PTO	\$ 44,901	\$ 29,610
Totals	<u>\$ 44,901</u>	<u>\$ 29,610</u>

Not included in the table above is the \$16,793 recognized as unfunded net OPEB assets and \$579,981 recognized as unfunded net pension liabilities under GASB 68 and 75. For additional information concerning the City's debt please refer to Note E to the financial statements, as well as Note G for information regarding the unfunded pension obligations.

Capital Assets

At June 30, 2025, the City had \$20,923,848 invested in governmental net capital assets including buildings, roads, and sidewalks. This represents a net increase of \$929,636.

	Governmental Activities	
	<u>2024-2025</u>	<u>2023-2024</u>
Land & Construction in Progress	\$1,017,723	\$971,912
Buildings	2,845,604	2,845,604
Improvements/Infrastructure	16,359,813	15,544,503
Parks	239,910	229,981
Equipment	354,458	343,162
Vehicles	<u>106,340</u>	<u>59,050</u>
Subtotals	20,923,848	19,994,212
Accumulated Depreciation	<u>(15,736,970)</u>	<u>(14,934,046)</u>
Net Capital Assets	<u>\$5,186,878</u>	<u>\$5,060,166</u>

Major additions included:

Construction in progress, net of deletions	\$45,811
Infrastructure Projects	\$815,309

For additional information concerning the City's capital assets please refer to Note D to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET:

The national and local economies, along with many other parts of the world, are faced with rising costs due to ongoing inflation and the federal government's tariff policy. Although the inflation rate was on the decline, the country is now experiencing high tariff rates for foreign goods, creating uncertainty about future costs of goods and services within our region and country. Since the effects of the new tariff policies are unclear at this juncture, the City of Crestview Hills remains focused on navigating through these unpredictable times by continuing to closely monitor key economic indicators and efficiently managing the City's revenue sources and expenditures.

The economy of the City relies to a great extent on professional or medical offices and retail entities. The City's activities are primarily funded through business/occupational license taxes collected from

medical offices, general office, retail, and education jobs. The largest source of revenue is the payroll tax of 1.15% (effective 1-1-19) on all wages up to the FICA cap limit of \$ 176,100 (for 2025) earned within the City limits. Approximately 80% of all City taxes derive from the business and commercial sectors of the City.

The City's primary revenue sources were able to sustain and exceed expectations due to the strong medical and office business community within Crestview Hills. The City's major employers, Thomas More University and St. Elizabeth Healthcare (and its associated entities), have a significant footprint of the overall employment map and have continued to grow and thrive. Although, newly enacted federal policies may have significant negative effects to both of these entities.

As mentioned previously, the national economy, as well as Northern Kentucky, continue to witness and endure economic uncertainties with the new tariff policies, lingering effects of inflation, labor shortages, and rising costs in general. Fortunately, the City's retail center (the Crestview Hills Town Center) is nearly fully leased and the overall vacancy rate within the office park is less than surrounding communities. The City continues to be diligent in working with the commercial realtor community and our economic development partners to fill vacant spaces with the assistance of the City's small business incentive program.

The Crestview Hills Town Center is another significant contributor to the City's revenue. City staff works closely with the Town Center's owner and management to support new businesses and maintain its status as a high-end, destination shopping location for Cincinnati and Northern Kentucky. The Town Center has thrived in the face of changing consumer habits and increased online shopping options.

The City's housing market has been stable with sales of single-family homes still occurring despite higher mortgage rates. The developer of the newer Crown Point subdivision is continuing to build new homes and sell lots to other builders in hopes of completing the development by 2030. And, due to the size and high assessed value of the homes, when completed, this subdivision will add significantly to the City's property tax revenue base. Home prices have continued to increase in all areas of Crestview Hills since the community remains a sought-after area.

Crestview Hills continues to invest significant tax dollars into existing infrastructure, with a focus on the Old Crestview Hills neighborhood and the Thomas More Office Park. This investment will likely continue for the foreseeable future as the City rebuilds old streets and drainage systems, and repairs bridges and sidewalks. City Council also continues to invest in strategic enhancements to the community, including landscaped street medians, gateway signage and decorative lighting. This past fiscal year, the City completed the Sunset Drive reconstruction project, as well as the Shinkle Road Bridge repair and rehabilitation project to improve and maintain the City road infrastructure.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, businesses, taxpayers, customers, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact City Finance Officer/Treasurer T.J. Holtman, at the City of Crestview Hills, 50 Town Center Boulevard, Crestview Hills, Kentucky, 41017.

CITY OF CRESTVIEW HILLS, KENTUCKY STATEMENT OF NET POSITION June 30, 2025

	Governmental Activities
Assets	
Cash and cash equivalents	\$ 5,750,573
Investments	-
Receivables:	
Property taxes	2,801
Accounts	697,885
Other governments	-
Prepaid items	10,418
Net OPEB Asset	16,793
Capital assets:	
Capital assets not being depreciated	1,017,723
Other capital assets, net	4,169,155
Total assets	<u>11,665,348</u>
Deferred outflows of resources	
Deferred outflows related to pensions and OPEB - CERS	139,483
Total deferred outflows of resources	<u>139,483</u>
Total assets and deferred outflows of resources	<u>11,804,831</u>
Liabilities	
Accounts payable	45,675
Accrued liabilities	574,750
Compensated absences - current	35,921
Unearned revenue	-
Noncurrent liabilities due in more than one year:	
Compensated absences - long term	8,980
Net pension liability - CERS	579,981
Total liabilities	<u>1,245,307</u>
Deferred inflows of resources	
Deferred inflows related to pensions and OPEB - CERS	227,673
Total liabilities and deferred inflows of resources	<u>1,472,980</u>
Net position	
Net investment in capital assets	5,186,878
Unrestricted	5,144,973
Total net position	<u><u>10,331,851</u></u>

The accompanying notes are an integral part of these financial statements.

CITY OF CRESTVIEW HILLS, KENTUCKY
STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2025

	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position Primary Government
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Governmental activities:					
General government	\$ 789,598	\$ 137,125	\$ -	\$ -	\$ (652,473)
Public safety	2,357,526	-	-	-	(2,357,526)
Public works	1,291,531	-	-	148,335	(1,143,196)
Community development	150,219	15,700	-	-	(134,519)
Total governmental activities	<u>4,588,874</u>	<u>152,825</u>	<u>-</u>	<u>148,335</u>	<u>(4,287,714)</u>
Total primary government	<u>\$ 4,588,874</u>	<u>\$ 152,825</u>	<u>\$ -</u>	<u>\$ 148,335</u>	<u>\$ (4,287,714)</u>
		General revenues:			
		Taxes:			
				\$ 814,218	
				45,178	
				2,494,755	
				607,165	
				102,961	
				240,799	
				195,489	
				35,689	
				<u>4,536,254</u>	
					248,540
					10,083,311
					<u>\$ 10,331,851</u>

The accompanying notes are an integral part of these financial statements.

CITY OF CRESTVIEW HILLS, KENTUCKY
BALANCE SHEET
GOVERNMENTAL FUNDS
June 30, 2025

	<u>General Fund</u>	<u>Capital Projects Fund</u>	<u>Revolving Loan Fund</u>	<u>Total Governmental Funds</u>
Assets				
Cash and cash equivalents	\$ 5,734,053	\$ -	\$ 16,520	\$ 5,750,573
Investments	-	-	-	-
Receivables:				
Property taxes	2,801	-	-	2,801
Accounts	689,195	-	8,690	697,885
Other governments	-	-	-	-
Due from other funds	-	-	-	-
Prepays	10,418	-	-	10,418
Total assets	<u>\$ 6,436,467</u>	<u>\$ -</u>	<u>\$ 25,210</u>	<u>\$ 6,461,677</u>
Liabilities and fund balances				
Liabilities:				
Accounts payable	\$ 45,675	\$ -	\$ -	\$ 45,675
Miscellaneous accruals	574,750	-	-	574,750
Unearned revenues	-	-	-	-
Due to other funds	-	-	-	-
Total liabilities	<u>620,425</u>	<u>-</u>	<u>-</u>	<u>620,425</u>
Fund balances:				
Nonspendable- prepaids	10,418	-	-	10,418
Unassigned	5,805,624	-	25,210	5,830,834
Total fund balances	<u>5,816,042</u>	<u>-</u>	<u>25,210</u>	<u>5,841,252</u>
Total liabilities and fund balances	<u>\$ 6,436,467</u>	<u>\$ -</u>	<u>\$ 25,210</u>	<u>\$ 6,461,677</u>
Reconciliation of total fund balance to net position				
Total governmental fund balances				\$ 5,841,252
Amounts reported for governmental activities in the statement of net position are different because:				
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.				5,186,878
Net OPEB assets held in trust for future benefits are not available in the current period and, therefore, are not reported in the funds:				
Net OPEB Asset - CERS				16,793
Deferred outflows and inflows of resources related to pensions and post employment health insurance are applicable to future periods and, therefore, are not reportable in the funds:				
Deferred outflow of resources - pensions & OPEB - CERS				139,483
Deferred inflow of resources - pensions & OPEB - CERS				(227,673)
Long-term liabilities are not due and payable in the current period and are not reported in the funds:				
Compensated absences				(44,901)
Net pension liability - CERS				(579,981)
Net position of governmental activities				<u>\$ 10,331,851</u>

The accompanying notes are an integral part of these financial statements.

CITY OF CRESTVIEW HILLS, KENTUCKY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For the Year Ended June 30, 2025

	General Fund	Capital Projects Fund	Revolving Loan Fund	Total Governmental Funds
Revenues				
Taxes	814,218	\$ -	\$ -	\$ 814,218
Licenses and permits	3,486,665	-	-	3,486,665
Intergovernmental	148,335	-	-	148,335
Charges for services	152,825	-	-	152,825
Fines and forfeitures	4,193	-	-	4,193
Investment Income	195,468	-	21	195,489
Miscellaneous	35,500	-	189	35,689
Total revenues	<u>4,837,204</u>	<u>-</u>	<u>210</u>	<u>4,837,414</u>
Expenditures				
Current:				
General government	832,893	-	-	832,893
Public safety	2,357,526	-	-	2,357,526
Public works	541,767	863,985	-	1,405,752
Community development	144,376	-	-	144,376
Total expenditures	<u>3,876,562</u>	<u>863,985</u>	<u>-</u>	<u>4,740,547</u>
Excess (deficiency) of revenues over (under) expenditures	<u>960,642</u>	<u>(863,985)</u>	<u>210</u>	<u>96,867</u>
Other financing sources (uses)				
Transfers in	-	863,985	25,000	888,985
Transfers out	(888,985)	-	-	(888,985)
Total other financing sources (uses)	<u>(888,985)</u>	<u>863,985</u>	<u>25,000</u>	<u>-</u>
Net change in fund balances	71,657	-	25,210	96,867
Fund balances - beginning	<u>5,744,385</u>	<u>-</u>	<u>-</u>	<u>5,744,385</u>
Fund balances - ending	<u>\$ 5,816,042</u>	<u>\$ -</u>	<u>\$ 25,210</u>	<u>\$ 5,841,252</u>

The accompanying notes are an integral part of these financial statements.

<p>CITY OF CRESTVIEW HILLS, KENTUCKY RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES For the Year Ended June 30, 2025</p>

Net change in fund balances - total governmental funds \$ 96,867

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense.

Capital asset additions	883,825
Net change in Construction in Progress	45,811
Depreciation expense	(802,924)
Prior year Depreciation expense adjustment	-

Governmental funds report City pension and post employment health insurance contributions as expenditures. However, in the statement of activities, the cost of pension and post employment health insurance benefits earned, net of employer contributions, is reported as an expense:

Cost of benefits earned - pensions- CERS	307
Cost of benefits earned - OPEB - CERS	39,945

Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds:

Change in compensated absences	(15,291)
--------------------------------	----------

Change in net position of governmental activities **\$ 248,540**

The accompanying notes are an integral part of these financial statements.

CITY OF CRESTVIEW HILLS, KENTUCKY
Notes to the Financial Statements
Year Ended June 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the City of Crestview Hills, Kentucky, have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The significant accounting policies of the City are described below.

Reporting Entity

The City of Crestview Hills, Kentucky is a municipality governed by a mayor and six-member council. As required by Generally Accepted Accounting Principles (GAAP), these financial statements present the government.

Basis of Presentation

Government-Wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all activities of the primary government. For the most part, the effect of inter-fund activity has been removed from these statements. The City of Crestview Hills has no business-type activities, fiduciary activities, or blended or discretely presented component units.

The statement of activities demonstrates the degree to which direct expenses of a given function or segment are offset by program revenues. Direct expenses are those clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Amounts paid to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as an expenditure. Proceeds of long-term debt are recorded as a liability in the government-wide financial statements, rather than as another financing source. Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability rather than as an expenditure.

Measurement focus, basis of accounting and financial statement presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, related to the cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Government fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 90 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual

CITY OF CRESTVIEW HILLS, KENTUCKY
Notes to the Financial Statements
Year Ended June 30, 2025

accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, payroll taxes, licenses and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal year. All other revenue items are considered recorded as revenue when funds have been received.

The government reports the following funds of the financial reporting entity.

The general fund is the government's primary operating fund. It accounts for all financial resources of the general government, except for those required to be accounted for in another fund.

The capital project fund is used to account for financial resources to be used for the acquisition and construction of major capital projects.

The revolving loan fund is a pool of capital established to provide low-interest loans to small businesses new to the Crestview Hills business community to promote economic development and growth to the City. The fund "revolves" as it is replenished by principal and interest payments from existing loans, which are then used to issue new loans to additional small businesses.

Assets, liabilities and net position or equity

Cash and Cash Equivalents

Cash and cash equivalents including amounts in demand deposits as well as short-term investments (certificates of deposit) with an initial maturity date within one year of the date acquired by the City.

In general, the City is authorized by state statute to invest in:

1. Obligations of the United States and of its agencies and instrumentalities;
2. Obligations and contracts for future delivery or purchases of obligations backed by the full faith and credit of the United States or a United States government agency.
3. Obligations of any corporation of the United States government
4. Certificates of deposit issued by or other interest-bearing accounts of any bank or savings and loan institution which are insured by the Federal Deposit Insurance Corporation or similar entity or which are collateralized, to the extent uninsured, by any obligation permitted by Section 41.240(4) of the Kentucky Revised Statutes.
5. Uncollateralized certificates of deposit issued by any bank or savings and loan institution rated in one of these highest categories by a nationally recognized rating agency.
6. Bankers' acceptances for banks rated in one of the highest categories by a nationally recognized rating agency.
7. Commercial paper rated in the highest category by a nationally recognized rating agency.
8. Bonds or certificates of indebtedness of this state and of its agencies and instrumentalities;
9. Securities issued by a state or local government or any instrumentality or agency thereof, in the United States, and rated in one of the three highest categories by a nationally recognized rating agency.
10. Shares of mutual funds, each of which shall have the following characteristics:
 - a. The mutual fund shall be an open-end diversified investment company registered under the Federal Investment Company Act of 1940, as amended;
 - b. The management company of the investment company shall have been in operation for at least five (5) years; and
 - c. All of the securities in the mutual fund shall be eligible investments under this section

CITY OF CRESTVIEW HILLS, KENTUCKY
Notes to the Financial Statements
Year Ended June 30, 2025

Property Taxes and Tax Calendar

Property taxes are levied as of January 1 on property values assessed as of the same date. The taxes are billed on or about October 1 each year and are due and payable on December 31 or the last business day of the calendar year if December 31 falls on a Saturday or Sunday. On January 1, the bill becomes delinquent, and penalties and interest may be assessed by the City. A lien may be placed on the property on January 1. Property tax rates for the year ended June 30, 2025, were \$.151 per \$100 valuation for real property. The assessed value of property on which the levy for 2024 was based was \$559,694,200.

Short-Term Interfund Receivables/Payables

During the course of operations, it is possible for transactions to occur between individual funds for goods provided or services rendered. These receivables and payables are classified as “due from other funds” or “due to other funds” on the balance sheet.

Prepaid Items

Payments made to vendors for services that will benefit periods beyond June 30, 2025 are recognized as prepaid items by the purchase method.

Capital Assets

Capital assets are not capitalized in the funds used to acquire or construct them. Instead, capital acquisition and construction are reflected as expenditures in governmental funds. All purchased capital assets are valued at cost where historical records are available and at an estimated historical cost where no historical records exist. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement should be reported at acquisition value rather than fair value. The City capitalizes infrastructure assets exceeding \$5,000 and all other assets at \$2,000.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable.

Capital assets used in operations are depreciated over their estimated useful lives using the straight-line method in the government-wide financial statements. Depreciation is charged as an expense against operations and accumulated depreciation is reported on the respective balance sheet.

The range of lives used for depreciation purposes for each capital asset class are as follows:

Buildings	20-28	years
Building Improvements	7-20	years
Public Domain Infrastructure	25-30	years
Parks	10-15	years
Vehicles	5-20	years
Office Equipment	5-20	years

Deferred Revenue

Deferred revenue arises when assets are recognized before revenue recognition criteria have been satisfied.

CITY OF CRESTVIEW HILLS, KENTUCKY
Notes to the Financial Statements
Year Ended June 30, 2025

Compensated Absences

It is the government's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Employees with at least five years of continuous service with the City, who retire with CERS benefits, will be paid one-half of their accumulated sick leave upon termination of employment. All vacation pay is accrued when incurred in the government-wide financial statements. The liability is reported on the statement of net position based on rates of pay in effect as of June 30, 2025.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. Bond premiums and discounts, as well as issuance costs are deferred and amortized over the life of bonds.

Deferred Outflows/Inflows of Revenues

The City reports separate sections of deferred inflows and deferred outflows of resources. Deferred outflows of resources represent a consumption of net assets that applies to future periods and deferred inflows of resources represent an acquisition of net assets that applies to future periods. The City reports unavailable revenue in the governmental funds balance sheet only, from one source – property taxes. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The government has two items that are reported only in the government-wide statement of net position - deferred outflow amounts related to pensions and OPEB contributions since the measurement date and other deferrals related to pensions and OPEB and deferred inflow amounts related to pensions and OPEB.

Fund Balance Policies

In the fund financial statements, government funds report components of fund balances for amounts that are non-spendable, assigned, or unassigned. Non-spendable fund balances are resources that cannot be spent because of their form and because resources must be maintained intact. Assigned fund balances are those that are constrained by the government's intent to be used for specific purposes. Unassigned fund balance is the residual classification for the general fund. The assigned amounts can only be used when expenditures for the amounts set aside for that specific purpose are incurred. The City currently has two assigned funds, the Capital Projects Fund, and the Revolving Loan Fund. The City policy to assign funds is: the City Council votes to authorize the Mayor (chief executive officer) to assign fund balances.

Interfund Transactions

Interfund services provided and used are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed. The principal purpose of the City's interfund transfers is to account for capital purchases to be recorded in the Capital Projects and the Revolving Loan Funds.

CITY OF CRESTVIEW HILLS, KENTUCKY
Notes to the Financial Statements
Year Ended June 30, 2025

Required Supplementary Information Budgetary Policies

All budgets are presented on the modified accrual basis of accounting. Accordingly, the accompanying Budgetary Comparison Schedules present actual expenditures in accordance with the accounting principles generally accepted in the U.S. on a basis consistent with the legally adopted budgets.

Restricted Revenues

When there are restricted and unrestricted revenues in a program, the City's policy is that the restricted revenues are expended first.

Use of Estimates

Management uses estimates and assumptions in preparing financial statements. These estimates and assumptions affect the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities, and the reported revenues and expenditures. Actual results could differ from those estimates.

NOTE B – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- A. In accordance with City ordinance, on or about May 15 each year, the Mayor submits to the Council, a proposed operating budget on the modified accrual basis of accounting for the fiscal year commencing the following July 1. The operating budget includes proposed expenditures and the means of financing them for the upcoming year.
- B. A public meeting is conducted to obtain citizen comment.
- C. Prior to June 30, the budget is legally enacted through passage of an ordinance.
- D. The Mayor is required by Kentucky Revised Statutes to present a quarterly report to the Council explaining any variance from the approved budget.
- E. Appropriations continue in effect until a new budget is adopted.
- F. The Council authorizes supplemental appropriations during the year.

Expenditures may not legally exceed budgeted appropriations at the city level. Any revisions to the budget that would alter total revenues and expenditures of any fund must be approved by the Council; however, with proper approval by the City Administrator, budgetary transfers between departments can be made. All appropriations lapse at fiscal year-end.

<p>CITY OF CRESTVIEW HILLS, KENTUCKY Notes to the Financial Statements Year Ended June 30, 2025</p>

NOTE C – DEPOSITS AND INVESTMENTS

Custodial Credit Risk – Deposits – For deposits, this is the risk that in the event of a bank failure, the City’s deposits may not be returned. The City maintains deposits with financial institutions insured by the Federal Deposit insurance Corporation (FDIC). As allowed by law, the depository bank must pledge securities along with FDIC insurance at least equal to the amount on deposit, if possible. As of June 30, 2025, the City’s deposits are entirely insured and/or collateralized with securities held by the financial institutions on the District’s behalf and the FDIC insurance.

Investments are measured at fair value on a recurring basis. *Recurring* fair value measurements are those that Governmental Accounting Standards Board (GASB) Statements require or permit in the statement of net position at the end of each reporting period. Fair value measurements are categorized based on the valuation inputs used to measure an asset’s fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Investments’ fair value measurements and associated levels are as follows at June 30, 2025:

Investments	Fair Value Measurements Using			
	Fair Value	Level 1 inputs	Level 2 inputs	Level 3 inputs
Government bonds:				
U.S. treasury bill	\$ -	\$ -	\$ -	\$ -
U.S. treasury note	-	-	-	-
Total government bonds	-	-	-	-
Total investments	\$ -	\$ -	\$ -	\$ -

As of June 30, 2025, the City transferred all excess cash funds into low risk, short term certificate of deposits and an interest-bearing cash sweep account because of favorable rates of return. In addition, the City elected not to place any excess cash funds into higher risk investments during the fiscal year ended June 30, 2025.

<p>CITY OF CRESTVIEW HILLS, KENTUCKY Notes to the Financial Statements Year Ended June 30, 2025</p>

NOTE D – CAPITAL ASSETS AND DEPRECIATION

Capital assets activity for the year ended June 30, 2025 was as follows:

Governmental activities:	June 30, 2024	Additions	Retirements/ Adjustments	June 30, 2025
Assets not being depreciated				
Construction in progress	\$ 711,912	\$ 757,723	\$ (711,912)	\$ 757,723
Land	260,000	-	-	260,000
Subtotal	<u>971,912</u>	<u>757,723</u>	<u>(711,912)</u>	<u>1,017,723</u>
Other capital assets				
Buildings	2,845,604	-	-	2,845,604
Improvements/infrastructure	15,544,503	815,309	-	16,359,812
Parks	229,981	9,930	-	239,911
Equipment	343,162	11,296	-	354,458
Vehicles	59,050	56,190	(8,900)	106,340
Subtotal	<u>19,022,300</u>	<u>892,725</u>	<u>(8,900)</u>	<u>19,906,125</u>
Accumulated depreciation				
Buildings	(1,592,929)	(101,282)	-	(1,694,211)
Improvements/infrastructure	(13,002,476)	(654,199)	-	(13,656,675)
Parks	(22,561)	(15,773)	-	(38,334)
Equipment	(265,808)	(25,983)	-	(291,791)
Vehicles	(50,272)	(5,687)	-	(55,959)
Subtotal	<u>(14,934,046)</u>	<u>(802,924)</u>	<u>-</u>	<u>(15,736,970)</u>
Other capital assets, less depreciation	<u>4,088,254</u>	<u>89,801</u>	<u>(8,900)</u>	<u>4,169,155</u>
Government activities capital assets, net	<u>\$ 5,060,166</u>	<u>\$ 847,524</u>	<u>\$ (720,812)</u>	<u>\$ 5,186,878</u>

Depreciation was charged to the following governmental activities:

General Government	\$ 123,881
Public Works	663,270
Community Development	15,773
Total	<u>\$ 802,924</u>

<p>CITY OF CRESTVIEW HILLS, KENTUCKY Notes to the Financial Statements Year Ended June 30, 2025</p>

NOTE E – DEBT

The City’s only debt is the amount of unpaid vacation owed to City employees. The total is \$44,901 of which \$35,921 is current and payable in the next twelve months and \$8,980 is long-term. These funds are liquidated through the General Fund.

Short-term liability activity for the year ended June 30, 2025, was as follows:

	Balance at June 30, 2024	Additions & Retirements	Balance at June 30, 2025	Current Position
Governmental activities -				
Compensated absences	\$ 29,610	\$ 15,291	\$ 44,901	\$ 35,921
Total government activities	<u>\$ 29,610</u>	<u>\$ 15,291</u>	<u>\$ 44,901</u>	<u>\$ 35,921</u>

NOTE F – CLAIMS AND JUDGMENTS

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims including amounts already collected, may constitute a liability of the applicable funds. The amounts, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

NOTE G – EMPLOYEES’ RETIREMENT SYSTEMS

The City’s eligible employees are covered by the County Employees Retirement System (CERS), which is discussed in detail below.

COUNTY EMPLOYEES’ RETIREMENT SYSTEM

Plan description – City employees are covered by CERS (County Employees’ Retirement System), a cost-sharing multiple-employer defined benefit pension and health insurance (Other Post-Employment Benefits; OPEB) plan administered by the Kentucky Public Pension Authority, an agency of the Commonwealth of Kentucky. Under the provisions of the Kentucky Revised Statue (“KRS”) Section 61.645, the Board of Trustees of the Kentucky Public Pension Authority administers CERS and has the authority to establish and amend benefit provisions. The Kentucky Public Pension Authority issues a publicly available financial report that includes financial statements and required supplementary information for CERS. That report may be obtained from <http://kyret.ky.gov/>.

The Plan is divided into both a **Pension Plan** and **Health Insurance Fund Plan** (Other Post-Employment Benefits; OPEB) and each plan is further sub-divided based on **Non-Hazardous** duty and **Hazardous** duty covered-employee classifications. The City has only *Non-Hazardous Duty* employees.

CITY OF CRESTVIEW HILLS, KENTUCKY
Notes to the Financial Statements
Year Ended June 30, 2025

Membership in CERS consisted of the following at June 30, 2024:

	Non-Hazardous	
	Pension	OPEB
Active Plan Members	78,810	78,418
Inactive Plan Members	111,086	27,097
Retired Members	70,932	38,679
	<u>260,828</u>	<u>144,194</u>
Number of participating employers		<u>1,141</u>

PENSION PLAN

Non-Hazardous Pension Plan Description

Benefits Provided – CERS provides retirement, health insurance, death and disability benefits to non-hazardous plan employees and beneficiaries. Employees are vested in the plan after five years of service. For retirement purposes, employees are grouped into three tiers, based on hire date:

Tier 1	Participation date	Before September 1, 2008
	Unreduced retirement	27 years service or 65 years old
	Reduced retirement	At least 5 years service and 55 years old At least 25 years service and any age
Tier 2	Participation date	September 1, 2008 - December 31, 2013
	Unreduced retirement	At least 5 years service and 65 years old or age 57+ and sum of service years plus age equal 87
	Reduced retirement	At least 10 years service and 60 years old
Tier 3	Participation date	After December 31, 2013
	Unreduced retirement	At least 5 years service and 65 years old or age 57+ and sum of service years plus age equal 87
	Reduced retirement	Not available

Cost of living adjustments are provided at the discretion of the General Assembly. Retirement is based on a factor of the number of years of service and hire date multiplied by the average of the highest five years' earnings. Reduced benefits are based on factors of both of these components. Participating employees become eligible to receive health insurance benefits after at least 180 months of service. Death benefits are provided for both death after retirement and death prior to retirement. Death benefits after retirement are \$5,000 in lump sum. Five years' service is required for death benefits prior to retirement and the employee must have suffered a duty-related death. The decedent's beneficiary will receive the higher of the normal death benefit and \$10,000 plus 25% of the decedent's monthly final rate or pay and any dependent child will receive 10% of the decedent's monthly final rate of pay up to 40% for all dependent children. Five years' service is required for nonservice-related disability benefits.

<p>CITY OF CRESTVIEW HILLS, KENTUCKY Notes to the Financial Statements Year Ended June 30, 2025</p>

Contributions – Required pension contributions by the employee are based on the tier:

	<u>Required Contribution</u>
Tier 1	5%
Tier 2	5%
Tier 3	5%

Contributions

The employer contribution rates are set by the KRS Board under Kentucky Revised Statute 61.565 based on an annual actuarial valuation, unless altered by legislation enacted by the Kentucky General Assembly. The employee contribution rate is also set by state statute.

For non-hazardous duty employees, the City contributed 19.71% of covered-employee’s compensation, of which 19.71% was for the pension fund and 0.00% was for the health insurance fund.

The City made all required contributions for the non-hazardous plan pension obligation for the fiscal year in the amount of \$62,590, of which \$62,590 was for the pension fund and \$0 was for the health insurance fund.

Pension Liabilities, Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

At June 30, 2025, the City reported a liability of \$579,981 as its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on a projection of the City’s long-term share of contributions to the pension plan relative to the projected contributions of all participating entities, actuarially determined. At the June 30, 2024 measurement year, the City’s non-hazardous employer allocation proportion was 0.0097% of the total CERS non-hazardous duty employees. For the year ended June 30, 2025, the City recognized a pension benefit of \$307 in addition to its \$62,590 pension contribution.

At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Non-Hazardous</u>	
	<u>Deferred Outflow</u>	<u>Deferred Inflow</u>
Differences between expected and actual experience	\$ 28,072	\$ -
Net difference between projected actual earnings on plan investments	-	(37,289)
Changes of assump.	-	(26,204)
Changes in proportion, differences between contributions and proportionate share of contributions	11,618	-
Contributions subsequent to the measurement date	<u>62,590</u>	<u>-</u>
	<u>\$ 102,280</u>	<u>\$ (63,493)</u>

<p>CITY OF CRESTVIEW HILLS, KENTUCKY Notes to the Financial Statements Year Ended June 30, 2025</p>

The City’s contributions subsequent to the measurement date of \$62,590 will be recognized as a reduction of the net pension liability in the year ending June 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Measurement Year Ending June 30,	Net Deferral
2025	\$ (12,635)
2026	11,477
2027	(14,335)
2028	(8,310)
2029	-
Thereafter	-
	<u>\$ (23,803)</u>

Basis of Calculations

The System Actuary, Gabriel, Roeder, Smith & Co. (GRS), completed reports by plan in compliance with GASB Statement No. 67 Financial Reporting for Pension Plans. The TPL, NPL, and sensitivity information are based on an actuarial valuation date of June 30, 2023. The TPL was rolled forward from the valuation date to the Plans’ fiscal year ended June 30, 2024, using generally accepted actuarial principles. Information disclosed for years prior to June 30, 2017, were prepared by the prior actuary. GRS will provide separate reports at a later date with additional accounting information determined in accordance with GASB Statement No. 68, Accounting and Financial Reporting for Pensions.

Assumptions

Below is a summary of the principal assumptions used for the June 30, 2023, actuarial valuation:

Inflation	2.50%
Payroll Growth Rate	2.0% for CERS Non-hazardous
Salary Increases	3.30% to 10.30%, varies by service for CERS Non-hazardous
Investment Rate of Return	6.50% for CERS Non-hazardous
Mortality	System specific mortality table based on experience from 2013-2022, projected with the ultimate rates from MP-2020 mortality improvement scale using a base year of 2023.

Changes of Assumptions

There have been no assumption, method or plan provision changes that would materially impact the total pension liability since June 30, 2023. It is our opinion that these procedures for determining the information contained in these reports are reasonable, appropriate, and comply with applicable requirements under GASB No. 67.

<p>CITY OF CRESTVIEW HILLS, KENTUCKY Notes to the Financial Statements Year Ended June 30, 2025</p>

Discount Rate

A single discount rate of 6.50% for the nonhazardous and hazardous plans was used to measure the total pension liability for the fiscal year ended June 30, 2024. This single discount rate was based on the expected rate of return on pension plan investments for each plan. Based on the stated assumptions and the projection of cash flows as of each fiscal year ended, the pension plan’s fiduciary net position and future contributions were projected to be sufficient to finance all the future benefit payments of the current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of the projected benefit payments to determine the total pension liability for each plan. The projection of cash flows used to determine the single discount rate must include an assumption regarding actual employer contributions made each future year. Future contributions are projected assuming that the entire actuarially determined employer contribution is received by each plan each future year, calculated in accordance with the current funding policy. The provisions of House Bill 362 (passed during the 2018 legislative session) are still in effect and limit the increases to the employer contribution rates to 12% over the prior fiscal year through June 30, 2028. However, contribution rates are not currently projected to increase by more than 12% in any given future year. Therefore, for the purposes of this calculation, the provisions of House Bill 362 do not impact the projected employer contributions

Actuarial Methods and Assumptions used to determine the Actuarial Determined Contributions for Fiscal Year 2025

The following actuarial methods and assumptions were used to determine the actuarially determined contributions effective for fiscal year ending June 30, 2025:

Actuarial Valuation Date	June 30, 2022
Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	20% of the difference between the market value of assets and the expected actuarial value of assets is recognized
Amortization Method	Level Percent of Pay
Amortization Period	30 years closed period at June 30, 2019; gains and losses incurring after 2019 will be amortized over separate closed 20-year amortization bases
Payroll Growth Rate	2.0%
Investment Rate of Return	6.25%
Inflation	2.30%
Salary Increases	3.30% to 10.30%, varies by service for Non-Hazardous
Mortality	System specific mortality table based on experience from 2013-2018, projected with the ultimate rates from MP-2014 mortality improvement scale using a base year of 2019.
Phase-in Provision	Board certified rate is phased into the actuarially determined rate in accordance with HB 362 enacted in 2018.

CITY OF CRESTVIEW HILLS, KENTUCKY Notes to the Financial Statements Year Ended June 30, 2025

Plan Target Allocation

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	CERS Pensions Non-Hazardous Target Allocation	Long Term Expected Nominal Return
Public equity	50.00%	4.15%
Private equity	10.00%	9.10%
Core bonds	10.00%	2.85%
Specialty credit / high yield	10.00%	3.82%
Cash	0.00%	1.70%
Real estate	7.00%	4.90%
Real return	13.00%	5.35%
Expected Real Return	100.00%	4.69%
Long-Term Inflation Assumption		2.50%
Expected Nominal Return for Portfolio		7.19%

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City’s proportionate share of the net pension liability calculated using the discount rate of 6.50%, as well as what the City’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.50%) or 1-percentage-point higher (7.50%) than the current rate:

	Proportionate Share of Net Pension Liability		
	1% Decrease 5.50%	Current Rate 6.50%	1% Increase 7.50%
	Non-hazardous	\$ 747,691	\$ 579,981
Total	\$ 747,691	\$ 579,981	\$ 440,827

HEALTH INSURANCE – OTHER POST-EMPLOYMENT BENEFITS

Non-Hazardous OPEB Plan Description

Benefits Provided – CERS provides retirement, health insurance, death and disability benefits to non-hazardous duty Plan employees and beneficiaries. Health insurance coverage is provided through payment/partial payment of insurance premiums for both non-Medicare-eligible and Medicare-eligible retirees.

<p>CITY OF CRESTVIEW HILLS, KENTUCKY Notes to the Financial Statements Year Ended June 30, 2025</p>

Tier 1	Participation date	Before July 1, 2003
	Benefit eligibility	Recipient of a retirement allowance
	Percentage of member premium paid by the plan	< 4 years service - 0% 4-9 years service - 25% 10-14 years service - 50% 15-19 years service - 75% 20 or more years service - 100%
Tier 2	Participation date	July 1, 2003 - August 31, 2008
	Benefit eligibility	Recipient of a retirement allowance with at least 120 months of service at retirement
	Member premium paid by the plan	\$10/month for each year of earned service with a 1.5% increase each July 1. As of July 1, 2016, the contribution was \$12.99 per month.
Tier 3	Participation date	On or after September 1, 2008
	Benefit eligibility	Recipient of a retirement allowance with at least 180 months of service at retirement
	Member premium paid by the plan	\$10/month for each year of earned service with a 1.5% increase each July 1. As of July 1, 2016, the contribution was \$12.99 per month.

Contributions – Required health insurance Plan contributions by the employee are based on the tier:

	<u>Required Contribution</u>
Tier 1	None
Tier 2	1%
Tier 3	1%

Contributions

The employer contribution rates are set by the KRS Board under Kentucky Revised Statute 61.565 based on an annual actuarial valuation, unless altered by legislation enacted by the Kentucky General Assembly. The employee contribution rate is set by state statute.

For non-hazardous employees, the City contributed 0.00% of covered employees' compensation for the health insurance fund.

The City was not required to contribute for the non-hazardous plan OPEB obligation for the fiscal year.

These contributions are actuarially determined as an amount that is expected to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. For the year ended June 30, 2025, the City recognized an OPEB benefit of \$39,945 in addition to its \$0 OPEB contribution.

<p>CITY OF CRESTVIEW HILLS, KENTUCKY Notes to the Financial Statements Year Ended June 30, 2025</p>

OPEB Assets, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

At June 30, 2024, the City reported an asset of \$16,793 as its proportionate share of the net OPEB asset. The net OPEB asset was measured as of June 30, 2024, and the total OPEB asset used to calculate the net OPEB asset was determined by an actuarial valuation as of that date. The City's proportion of the net OPEB asset was based on a projection of the City's long-term share of contributions to the OPEB Plan relative to the projected contributions of all governmental entities, actuarially determined. At the June 30, 2024 measurement year, the City's non-hazardous employer allocation proportion was 0.0097% of the total CERS non-hazardous duty employees.

In addition, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Non-Hazardous	
	Deferred Outflow	Deferred Inflow
Differences between expected and actual experience	\$ 9,317	\$ (132,127)
Net difference between projected actual earnings on plan investments	-	(15,325)
Changes of assump.	15,216	(11,849)
Changes in proportion, differences between contributions and proportionate share of contributions	12,670	(4,879)
Contributions subsequent to the measurement date	-	-
	<u>\$ 37,203</u>	<u>\$ (164,180)</u>

The City's contributions subsequent to the measurement date of \$0 for non-hazardous duty employees will be recognized as a reduction of the net OPEB liability in the year ending June 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources will be recognized in OPEB expense as follows:

Measurement Year Ending June 30,	Net Deferral
2025	\$ (53,291)
2026	(37,191)
2027	(35,097)
2028	(1,397)
2029	-
Thereafter	-
	<u>\$ (126,976)</u>

CITY OF CRESTVIEW HILLS, KENTUCKY
Notes to the Financial Statements
Year Ended June 30, 2025

Basis of Calculations

The total OPEB liability, net OPEB liability (NOL), and sensitivity information are based on an actuarial valuation date of June 30, 2023. The total OPEB liability was rolled forward from the valuation date to the plan's fiscal year ended June 30, 2024, using generally accepted actuarial principles

Assumptions

Below is a summary of the principal assumptions used for the June 30, 2023 actuarial valuation:

Investment Rate of Return	6.50% for CERS Non-hazardous
Inflation	2.50%
Salary Increases	3.30% to 10.30%, varies by service for CERS Non-hazardous
Payroll Growth Rate	2.0% for CERS Non-hazardous
Mortality	System specific mortality table based on experience from 2013-2022, projected with the ultimate rates from MP-2020 mortality improvement scale using a base year of 2023.
Health Care Trend Rates	
Pre-65	Initial trend starting at 6.80% at January 1, 2025, and gradually decreasing to an ultimate trend rate of 4.05% over a period of 13 years. The 2024 premiums were known at the time of the valuation and were incorporated into the liability measurement.
Post-65	Initial trend starting at 8.50% in 2025, then gradually decreasing to an ultimate trend rate of 4.05% over a period of 11 years. The 2024 premiums were known at the time of the valuation and were incorporated into the liability measurement.

Change in Assumptions - Plan

There have been no other plan provision changes that would materially impact the total OPEB liability (asset) since June 30, 2023. It is GRS's opinion that these procedures are reasonable and appropriate and comply with applicable requirements under GASB Statement No. 75.

Discount Rate

The discount rate used to calculate the total OPEB liability increased from 5.93% to 5.99% for the nonhazardous plan. The assumed increase in future health care costs, or trend assumption, was reviewed during the June 30, 2023, valuation process and was updated to better reflect the plan's anticipated long-term healthcare cost increases. In general, the updated assumption is assuming higher future increases in pre-Medicare healthcare costs.

Single discount rates of 5.99% for the nonhazardous plan and 6.02% for the hazardous plan were used to measure the total OPEB liability for the fiscal year ended June 30, 2024. They are based on the expected rate of return on OPEB plan investments of 6.50% and a municipal bond rate of 3.97%, as reported in Fidelity Index's "20-Year Municipal GO AA Index" as of June 30, 2024. Based on the stated assumptions and the projection of cash flows as of each fiscal year ended, the plan's fiduciary net position and future contributions were projected to be sufficient to finance the future benefit payments of the

<p>CITY OF CRESTVIEW HILLS, KENTUCKY Notes to the Financial Statements Year Ended June 30, 2025</p>

current plan members. Therefore, the long-term expected rate of return on insurance plan investments was applied to all periods of the projected benefit payments paid from the retirement system. However, the cost associated with the implicit employer subsidy is not currently being included in the calculation of the plan's actuarial determined contributions, and it is our understanding that any cost associated with the implicit subsidy will not be paid out of the plan's trust. Therefore, the municipal bond rate was applied to future expected benefit payments associated with the implicit subsidy. The projection of cash flows used to determine the single discount rate must include an assumption regarding actual employer contributions made each future year. Future contributions are projected assuming that the entire actuarially determined employer contribution is received by each plan each future year, calculated in accordance with the current funding policy.

Actuarial Methods and Assumptions used to determine the Actuarial Determined Contribution for Fiscal Year 2025

The following actuarial methods and assumptions were used to determine the actuarially determined contributions effective for the fiscal year ending June 30, 2025:

Valuation Date	June 30, 2022
Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	20% of the difference between the market value of assets and the expected actuarial value of assets is recognized
Amortization Method	Level Percent of Pay
Amortization Period	30 years closed period at June 30, 2019; gains and losses incurring after 2019 will be amortized over separate closed 20-year amortization bases
Payroll Growth Rate	2.0%
Investment Rate of Return	6.25%
Inflation	2.30%
Salary Increases	3.30% to 10.30%, varies by service for Non-hazardous
Mortality	System-specific mortality table based on mortality experience 2013-2018, projected with the ultimate rates from MP-2014 mortality improvement scale using a base year of 2019.
Healthcare Trend Rates	
Pre - 65	Initial trend starting at 6.20% at January 1, 2024, and gradually decreasing to an ultimate trend rate of 4.05% over a period of 12 years. The 2023 premiums were known at the time of the valuation and were included into the liability measurement.
Post - 65	Initial trend starting at 9.00% at January 1, 2024, then gradually decreasing to an ultimate trend rate of 4.05% over a period of 12 years. The 2023 premiums were known at the time of the valuation and were included into the liability measurement.

CITY OF CRESTVIEW HILLS, KENTUCKY
Notes to the Financial Statements
Year Ended June 30, 2025

Changes of Assumptions - Contributions

The discount rates used to calculate the total OPEB liability (asset) increased from 5.93% to 5.99%. The assumed increase in future health care costs, or trend assumption, was reviewed during the June 30, 2024 valuation process and was updated to better reflect more current expectations relating to anticipated future increases in the medical costs. There were no other material assumption changes.

Plan Target Allocation

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	CERS Pensions Non-Hazardous Target Allocation	Long Term Expected Nominal Return
Public equity	50.00%	4.15%
Private equity	10.00%	9.10%
Core bonds	10.00%	2.85%
Specialty credit /high yield	10.00%	3.82%
Cash	0.00%	1.70%
Real estate	7.00%	4.90%
Real return	13.00%	5.35%
Expected Real Return	100.00%	4.69%
Long-Term Inflation Assumption		2.50%
Expected Nominal Return for Portfolio		7.19%

Sensitivity of the Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate

The following presents the proportionate share of the net OPEB liability calculated using the discount rates of 5.99% for the Non-hazardous plan and the 6.02% for the hazardous plan, as well as what the proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	Proportionate Share of Net OPEB Liability		
	1.00% Decrease	Current Rate	1.00% Increase
Discount Rate, Non-Hazardous	4.99%	5.99%	6.99%
Net OPEB liability, Non-Haz	\$ 22,706	\$ (16,793)	\$ (50,004)
Total	\$ 22,706	\$ (16,793)	\$ (50,004)

Sensitivity of the Proportionate Share of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the proportionate share of the net OPEB liability, as well as what the proportionate share of the net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage point lower or 1-percentage point higher than the current healthcare cost trend rates:

CITY OF CRESTVIEW HILLS, KENTUCKY
Notes to the Financial Statements
Year Ended June 30, 2025

	Proportionate Share of Net OPEB Liability		
	1.00% Decrease	Current Rate	1.00% Increase
Healthcare cost trend rate			
Net OPEB liability, Non-hazardous	\$ (40,402)	\$ (16,793)	\$ 10,710
Total	\$ (40,402)	\$ (16,793)	\$ 10,710

Plan Fiduciary Net Position

Both the Pension Plan and the Health Insurance Plan issue publicly available financial report that include financial statements and required supplementary information, and detailed information about each Plan’s fiduciary net position. These reports may be obtained, in writing, from the Kentucky Public Pension Authority, 1260 Louisville Road, Perimeter Park West, Frankfort, Kentucky, 40601 or online at www.kyret.ky.gov.

NOTE H – CONTINGENT LIABILITIES

The City is not currently a defendant in any lawsuits.

NOTE I – RISK MANAGEMENT

The City is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees, and natural disasters. The City has retained insurance coverage through Kentucky League of Cities (KLC) Insurance Services. In addition, the City has effectively managed risk through various employee education and prevention programs through the efforts and cooperation of its department heads. All risk general liability management activities are accounted for in the General Fund. Expenditures and claims are recognized when probable that a loss has occurred, and the amount of loss can be reasonably estimated.

The City estimates that the amount of actual or potential claims against the City as of June 30, 2025, will not materially affect the financial condition of the City. Therefore, the General Fund contains no provision for estimated claims. No claim has exceeded insurance coverage amounts in the past three fiscal years.

NOTE J – JOINTLY GOVERNED ORGANIZATION

In 1968, the cities of Crestview Hills, Kentucky and Lakeside Park, Kentucky signed an interlocal agreement to form a joint police authority. The Lakeside Park-Crestview Hills Police Authority (Authority) is governed by a 5-member board, board members are appointed by the City of Crestview Hills and by the City of Lakeside Park with the majority of the members (3) rotated each year among the cities. The Chairmanship of the Board rotates each year between the two cities based on the majority. The Authority is an independent legal entity established by the interlocal agreement and the cities have no ongoing financial interest in the entity. In the event of the dissolution of the Authority, each city retains an ‘in-substance’ residual interest, based on the percentage of each city’s total contributions, to any property owned by the entity.

The cities pay the Authority an annual amount for police protection services. This amount is determined by a formula that takes into account the property values, call volumes, and types of property activities (i.e. residential, commercial, etc.) within each city. In fiscal year 2024-2025, the City of Crestview Hills paid \$1,688,199 to the Authority for police protection services.

<p>CITY OF CRESTVIEW HILLS, KENTUCKY Notes to the Financial Statements Year Ended June 30, 2025</p>

NOTE K – COMMITMENTS

On April 1, 2022, the City entered into two separate agreements with the City of Ft. Mitchell, Kentucky and the City of Edgewood, Kentucky for these cities to provide fire and basic life support services for certain geographic portions of Crestview Hills. The portion covered by Ft. Mitchell is approximately two thirds of the City. These agreements are setup to automatically renew with a 4% cost increase each year and can only be terminated if there is a material breach of the contract or written notice by one party at least 9 months prior to the April 1st renewal date. FY 2024-2025, the contract amounts for fire and emergency services paid to Ft. Mitchell and Edgewood was \$344,111 and \$316,254, respectively.

Effective July 1, 2024, the City exercised its second optional renewal year of its contract with Rumpke of Kentucky, Inc. for solid waste collection and recycling services. The amount paid for the fiscal year ended June 30, 2025 was \$226,026.

NOTE L – TAX ABATEMENTS

In accordance with GASB 77, the City had the following tax abatements for the fiscal year ended June 30, 2025:

Tax Payer	Tax Approved for Abatement	Authority	Commitment	Amount Abated this Fiscal Year	Date Abatement Ends
Residents on Private Street	\$0.023 per \$100 Assessment	Crestview Hills City Council Ordinance 2010-15-02	5 years with renewal after review by City	\$ 31,557	Reviewed Annually
Whitehorse Freight, LLC	Occupational License Fee - Payroll Taxes	Crestview Hills City Council Ordinance 2022-07-01	10 Years	\$ 2,500	January 2034
Whitehorse Freight, LLC	Occupational License Fee - Gross Receipts	Crestview Hills City Council Ordinance 2022-07-02	10 Years	\$ 30,000	January 2033
Total Abatement for the Year Ended June 30, 2025				<u>\$ 64,057</u>	

NOTE M – IMPLEMENTATION OF NEW ACCOUNTING STANDARDS

Statement No. 102 – *Certain Risk Disclosures* – Establishes financial reporting requirements for risks related to vulnerabilities due to certain concentrations or constraints. This implementation of this statement should have no direct, material impact on the City.

CITY OF CRESTVIEW HILLS, KENTUCKY
Notes to the Financial Statements
Year Ended June 30, 2025

NOTE N – FUTURE ACCOUNTING STANDARDS

Statement No. 103 – *Financial Reporting Model Improvements* – Implementation in FY 2026

Statement No. 104 – *Disclosure of Certain Capital Assets* – Implementation in FY 2026

NOTE O – SUBSEQUENT EVENTS

The City's management has evaluated events through September 30, 2025, the date on which the financial statements were available for issue. The City's management did not have any events subsequent to June 30, 2025 through September 30, 2025 to disclose.

**REQUIRED
SUPPLEMENTARY INFORMATION**

CITY OF CRESTVIEW HILLS, KENTUCKY BUDGETARY COMPARISON SCHEDULE - GENERAL FUND For the Year Ended June 30, 2025

	Budgeted Amounts			Actual	Variance with Final Budget - Positive (Negative)
	Original	Amendments	Final		
Budgetary fund balance, July 1	\$ 5,577,196	\$ -	\$ 5,577,196	\$ 5,744,385	\$ 167,189
Prior year fund balance adjustments	-	-	-	-	-
Resources (inflows):					
Taxes	825,000	-	825,000	814,218	(10,782)
Licenses and permits:	3,316,889	-	3,316,889	3,486,665	169,776
Intergovernmental	151,484	-	151,484	148,335	(3,149)
Charges for services	152,135	-	152,135	152,825	690
Fines and forfeitures	6,000	-	6,000	4,193	(1,807)
Investment income	160,000	-	160,000	195,468	35,468
Miscellaneous	5,500	-	5,500	35,500	30,000
Amounts available for appropriation	<u>10,194,204</u>	<u>-</u>	<u>10,194,204</u>	<u>10,581,589</u>	<u>387,385</u>
Charges to appropriations (outflows):					
General government	984,024	-	984,024	832,893	151,131
Public safety	2,358,065	-	2,358,065	2,357,526	539
Public works	615,019	-	615,019	541,767	73,252
Community development	146,150	-	146,150	144,376	1,774
Transfers out	1,325,000	-	1,325,000	888,985	436,015
Total charges to appropriation	<u>5,428,258</u>	<u>-</u>	<u>5,428,258</u>	<u>4,765,547</u>	<u>662,711</u>
Budgetary fund balance, June 30	<u>\$ 4,765,946</u>	<u>\$ -</u>	<u>\$ 4,765,946</u>	<u>\$ 5,816,042</u>	<u>\$ 1,050,096</u>

Notes to Required Supplementary Information for the Year Ended June 30, 2025

As noted above, the City expended \$436,015 less than budgeted for transfers out to the Capital Projects Fund to pay for capital projects. There were two (2) key factors for the expenditures finishing under the City's approved budget. The first factor was attributable to the Shinkle Road bridge rehabilitation project where costs came in below projections coupled with a much larger insurance claim payout towards this project, which resulted in this project being under budget by over \$150,000. The second component to the reduction pertained to the Sunset Drive street resurfacing project, whereas similar to the Shinkle Road bridge project, the final expenditures were significantly under the City's approved budget by over \$200,000.

CITY OF CRESTVIEW HILLS, KENTUCKY
CERS - REQUIRED SUPPLEMENTARY INFORMATION - MULTIPLE EMPLOYER, COST SHARING,
DEFINED BENEFIT, PENSION PLAN DISCLOSURE-NON-HAZARDOUS
FOR THE YEAR ENDED JUNE 30, 2025

Schedule of the City's Proportionate Share of the Net Pension Liability
Kentucky County Employees' Retirement System (CERS)
Last Ten Fiscal Years

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Proportion of net pension liability	0.00970%	0.00961%	0.00913%	0.00827%	0.00960%	0.00910%	0.00832%	0.00809%	0.00920%	0.00973%
Proportionate share of the net pension liability (asset)	\$ 579,981	\$ 616,306	\$ 659,647	\$ 527,469	\$ 736,235	\$ 639,655	\$ 506,713	\$ 473,767	\$ 453,097	\$ 418,472
Covered payroll in year of measurement	304,460	278,817	252,336	211,313	245,879	229,424	210,840	207,232	227,093	224,039
Share of the net pension liability (asset) as a percentage of its covered payroll	190.49%	221.04%	261.42%	249.62%	299.43%	278.81%	240.33%	228.62%	199.52%	186.79%
Plan fiduciary net position as a percentage of total pension liability	61.61%	57.48%	52.42%	57.33%	47.81%	53.54%	53.54%	53.30%	55.50%	59.97%

Schedule of the City's Pension Fund Contributions
Kentucky County Employees' Retirement System (CERS)
Last Ten Fiscal Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually required contribution	\$ 62,590	\$ 71,061	\$ 65,243	\$ 53,419	\$ 40,783	\$ 47,455	\$ 37,213	\$ 30,530	\$ 26,888	\$ 28,205
Actual contribution	62,590	71,061	65,243	53,419	40,783	47,455	37,213	30,530	26,888	28,205
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
Covered payroll	317,555	304,460	278,817	252,336	211,313	245,879	229,424	210,840	207,232	227,093
Contributions as a percentage of covered payroll	19.71%	23.34%	23.40%	21.17%	19.30%	19.30%	16.22%	14.48%	13.95%	12.42%

Notes to Required Supplementary Information for the Year Ended June 30, 2025

The net pension liability as of June 30, 2025, is based on the June 30, 2024, actuarial valuation. The changes to the elements of the pension expense, i.e. the differences between expected and actual experience, net difference between projected and actual earnings on plan investments, changes in assumptions, the changes in proportion and differences between the City's contributions and proportionate share of contributions, and the City's contributions subsequent to the measurement date are detailed in NOTE G in the Notes to the Financial Statements.

CITY OF CRESTVIEW HILLS, KENTUCKY
CERS - REQUIRED SUPPLEMENTARY INFORMATION - MULTIPLE EMPLOYER, COST SHARING,
DEFINED BENEFIT, OPEB PLAN DISCLOSURE-NON-HAZARDOUS
FOR THE YEAR ENDED JUNE 30, 2025

Schedule of the City's Proportionate Share of the Net Pension Liability
Kentucky County Employees' Retirement System (CERS)
Last Ten Fiscal Years

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Proportion of net pension liability	0.00970%	0.00961%	0.00912%	0.00827%	0.00960%	0.00909%	0.00838%	0.00809%		
Proportionate share of the net pension liability (asset)	\$ (16,793)	\$ (13,261)	\$ 180,063	\$ 158,344	\$ 231,714	\$ 152,940	\$ 148,803	\$ 162,717		
Covered payroll in year of measurement	304,460	278,817	252,336	211,313	245,879	229,424	210,840	207,232		
Share of the net pension liability (asset) as a percentage of its covered payroll	-5.52%	-4.76%	71.36%	74.93%	94.24%	66.66%	70.58%	78.52%		
Plan fiduciary net position as a percentage of total pension liability	104.89%	104.23%	60.95%	62.91%	51.67%	57.62%	57.62%	52.40%		

Schedule of the City's Pension Fund Contributions
Kentucky County Employees' Retirement System (CERS)
Last Ten Fiscal Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually required contribution	\$ -	\$ -	\$ 9,452	\$ 14,585	\$ 10,058	\$ 11,704	\$ 12,068	\$ 9,909	\$ 9,117	
Actual contribution	-	-	9,452	14,585	10,058	11,704	12,068	9,909	9,117	
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	
Covered payroll	317,555	304,460	278,817	252,336	211,313	245,879	229,424	210,840	207,232	
Contributions as a percentage of covered payroll	0.00%	0.00%	3.39%	5.78%	4.76%	4.76%	5.26%	4.70%	4.40%	

Notes to Required Supplementary Information for the Year Ended June 30, 2025

The net OPEB liability as of June 30, 2025, is based on the June 30, 2024 actuarial valuation. The changes to the elements of the OPEB expense, i.e. the differences between expected and actual experience, net difference between projected and actual earnings on plan investments, changes in assumptions, the changes in proportion and differences between the City's contributions and proportionate share of contributions, and the City's contributions subsequent to the measurement date are detailed in NOTE G in the Notes to the Financial Statements.

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SUPPLEMENTARY INFORMATION

CITY OF CRESTVIEW HILLS, KENTUCKY BUDGETARY COMPARISON SCHEDULE - CAPITAL PROJECTS FUND For the Year Ended June 30, 2025

	Budgeted Amounts			Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Amendments	Final		
Budgetary fund balances, July 1	\$ -	\$ -	\$ -	\$ -	\$ -
Prior year fund balance adjustments	-	-	-	-	-
Resources (inflows):					
Transfers in	1,300,000	-	1,300,000	863,985	(436,015)
Amounts available for appropriation	<u>1,300,000</u>	<u>-</u>	<u>1,300,000</u>	<u>863,985</u>	<u>(436,015)</u>
Charges to appropriations (outflows):					
Capital outlay	1,300,000	-	1,300,000	863,985	436,015
Total appropriations	<u>1,300,000</u>	<u>-</u>	<u>1,300,000</u>	<u>863,985</u>	<u>436,015</u>
Budgetary fund balances, June 30	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Note - Other supplementary information: The basis of budgeting is the same as GAAP

CITY OF CRESTVIEW HILLS, KENTUCKY BUDGETARY COMPARISON SCHEDULE - REVOLVING LOAN FUND For the Year Ended June 30, 2025

	Budgeted Amounts			Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Amendments	Final		
Budgetary fund balances, July 1	\$ -	\$ -	\$ -	\$ -	\$ -
Prior year fund balance adjustments	-	-	-	-	\$ -
Resources (inflows):					
Transfers in	25,000	-	25,000	25,000	\$ -
Interest Income	1,000	-	1,000	210	\$ (790)
Amounts available for appropriation	<u>26,000</u>	<u>-</u>	<u>26,000</u>	<u>25,210</u>	<u>\$ (790)</u>
Charges to appropriations (outflows):					
General government	1,000	-	1,000	-	\$ 1,000
Total appropriations	<u>1,000</u>	<u>-</u>	<u>1,000</u>	<u>-</u>	<u>\$ 1,000</u>
Budgetary fund balances, June 30	<u>\$ 25,000</u>	<u>\$ -</u>	<u>\$ 25,000</u>	<u>\$ 25,210</u>	<u>\$ 210</u>

Note - Other supplementary information: The basis of budgeting is the same as GAAP

STATISTICAL SECTION

STATISTICAL SECTION NARRATIVE

The Statistical Section of the City of Crestview Hills Annual Comprehensive Financial Report presents detailed information as a context for understanding the information in the financial statements, notes and supplementary information as it pertains to the overall financial health of the City.

Section 1: Financial Trend Data:

Pages 59-63

These tables contain trend information to help the reader understand how the City's financial status has changed in recent years.

Section 2: Revenue Capacity:

Pages 64-68

These tables contain information to help the reader assess the City's most significant local sources of revenue.

Section 3: Debt Capacity:

Pages 69-72

These tables include information to help the reader assess the affordability of the City's current outstanding debt and its ability to issue additional debt in the future.

Section 4: Demographic and Economic Information:

Pages 73-74

This table shows demographic and economic indicators to help the reader understand the local environment in which the City's financial activities take place.

Section 5: Operating Information:

Pages 75-76

These tables contain service and infrastructure data to help the reader understand how the information contained in this report relates to the City's services and activities.

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CITY OF CRESTVIEW HILLS, KENTUCKY
NET POSITION BY COMPONENT
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Governmental activities										
Net investment in capital assets	\$ 3,911,302	\$ 4,894,134	\$ 4,903,229	\$ 4,719,062	\$ 4,724,685	\$ 4,755,451	\$ 4,998,892	\$ 5,590,063	\$ 5,060,166	\$ 5,186,878
Restricted	-	-	-	-	-	-	-	-	-	-
Unrestricted	2,588,155	2,549,688	2,453,605	2,735,678	3,289,133	3,161,659	3,863,991	3,957,515	5,023,145	5,144,973
Total governmental activities net position	\$ 6,499,457	\$ 7,443,822	\$ 7,356,834	\$ 7,454,740	\$ 8,013,818	\$ 7,917,110	\$ 8,862,883	\$ 9,547,578	\$ 10,083,311	\$ 10,331,851

CITY OF CRESTVIEW HILLS, KENTUCKY
CHANGES IN NET POSITION
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Program Revenues										
Governmental activities:										
Charges for services:										
General government	\$ -	\$ -	\$ -	\$ 108,900	\$ 108,900	\$ 136,175	\$ 136,050	\$ 136,406	\$ 137,125	\$ 137,125
Public safety	2,260	25,233	39,850	-	-	-	-	-	-	-
Public works	-	22,058	47,980	24,532	24,526	25,141	28,059	25,186	7,709	-
Community development	14,390	9,481	15,250	18,050	12,450	-	11,250	32,000	17,750	15,700
Operating grants and contributions	-	-	-	-	235,853	75,266	457,281	447,978	-	-
Capital grants and contributions	152,412	694,632	97,769	123,493	137,781	133,898	189,113	115,761	153,803	148,335
Total governmental activities program revenues	169,062	751,404	200,849	274,975	519,510	370,480	821,753	757,331	316,387	301,160
Total Primary government program revenues	169,062	751,404	200,849	274,975	519,510	370,480	821,753	757,331	316,387	301,160
Expenses										
Governmental activities:										
General government	685,335	636,737	779,259	737,411	762,738	842,847	559,736	803,985	845,885	789,598
Public safety	1,237,305	1,316,898	1,482,557	1,776,955	1,901,044	1,958,618	2,041,683	2,138,637	2,229,749	2,357,526
Public works	647,622	730,455	1,044,660	1,050,391	798,663	1,195,944	1,033,768	976,707	1,016,418	1,291,531
Community development	93,247	84,787	78,925	105,472	92,648	(17,441)	80,594	131,095	135,479	150,219
Interest on long-term debt	40,537	-	-	-	-	-	-	-	-	-
Total governmental activities	2,704,046	2,768,877	3,385,401	3,670,229	3,555,093	3,979,968	3,715,781	4,050,424	4,227,531	4,588,874
Total primary government expenses	\$ 2,704,046	\$ 2,768,877	\$ 3,385,401	\$ 3,670,229	\$ 3,555,093	\$ 3,979,968	\$ 3,715,781	\$ 4,050,424	\$ 4,227,531	\$ 4,588,874
Net (expense)/revenue Governmental Activities	\$ (2,534,984)	\$ (2,017,473)	\$ (3,184,552)	\$ (3,395,254)	\$ (3,035,583)	\$ (3,609,488)	\$ (2,894,028)	\$ (3,293,093)	\$ (3,911,144)	\$ (4,287,714)
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes:										
Property taxes, levied for general purposes	\$ 627,437	\$ 654,192	\$ 657,437	\$ 683,599	\$ 701,471	\$ 724,547	\$ 754,552	\$ 790,190	\$ 798,834	\$ 814,218
Bank deposit taxes	39,748	34,779	34,850	38,243	44,354	54,995	41,418	44,946	43,344	45,178
Public service taxes	2,155,045	2,264,414	2,484,158	2,746,529	2,810,266	2,691,238	3,018,193	3,031,136	3,395,422	3,445,680
Interest	6,031	6,056	5,782	23,640	23,022	4,693	18,273	89,183	192,724	195,489
Miscellaneous	4,128	2,397	14,361	1,149	15,548	37,308	7,365	18,421	16,553	35,689
Total governmental activities	2,832,389	2,961,838	3,196,588	3,493,160	3,594,661	3,512,780	3,839,801	3,973,876	4,446,877	4,536,254
Total primary government	\$ 2,832,389	\$ 2,961,838	\$ 3,196,588	\$ 3,493,160	\$ 3,594,661	\$ 3,512,780	\$ 3,839,801	\$ 3,973,876	\$ 4,446,877	\$ 4,536,254
Change in Net Position										
Current year Governmental activities	\$ 297,405	\$ 944,365	\$ 12,036	\$ 97,906	\$ 559,078	\$ (96,708)	\$ 945,773	\$ 680,783	\$ 535,733	\$ 248,540
Prior year corrections	191,994	-	(99,024)	-	-	-	-	3,912	-	-
Total primary government	\$ 489,399	\$ 944,365	\$ (86,988)	\$ 97,906	\$ 559,078	\$ (96,708)	\$ 945,773	\$ 684,695	\$ 535,733	\$ 248,540

CITY OF CRESTVIEW HILLS, KENTUCKY
GOVERNMENTAL ACTIVITIES - TAX REVENUES BY SOURCE
Last Ten Fiscal Years
(Accrual basis of accounting)

Fiscal Year	Property Tax	Payroll License Fee	Annual Returns License Fee	Other	Bank Deposits Tax	Total
2015-2016	\$ 627,437	\$ 1,743,878	\$ 317,368	\$ 63,701	\$ 39,748	\$ 2,792,132
2016-2017	654,192	1,809,737	349,743	64,949	34,779	2,913,400
2017-2018	657,437	1,806,331	432,400	51,267	34,850	2,982,285
2018-2019	683,599	2,098,661	363,823	55,925	38,243	3,240,251
2019-2020	701,471	2,141,232	394,651	56,286	44,354	3,337,994
2020-2021	724,547	2,138,824	272,247	57,881	54,995	3,248,494
2021-2022	754,552	2,321,651	379,380	69,222	41,418	3,566,223
2022-2023	790,190	2,299,394	403,078	63,701	44,946	3,601,309
2023-2024	798,834	2,475,145	581,931	69,497	43,344	3,968,750
2024-2025	814,218	2,494,755	607,165	74,932	45,178	4,036,247

The Public Service Tax consists of occupational, net profit and payroll license fees treated as public service taxes. The payroll license fee taxes comprise most of the category.

CITY OF CRESTVIEW HILLS, KENTUCKY
FUND BALANCES - GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2015-2016 ⁽¹⁾	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
General Fund										
Reserved	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unreserved	-	-	-	-	-	-	-	-	-	-
Nonspendable	15,655	14,474	10,514	9,416	21,940	30,147	17,987	2,954	15,623	10,418
Unassigned	2,732,769	2,907,706	2,957,163	3,313,832	3,929,696	3,885,433	4,592,836	4,713,449	5,728,762	5,805,624
Prior year corrections - Unassigned	191,994	-	19,285	-	-	-	-	3,912	-	-
Total General Fund	2,940,418	2,922,180	2,986,962	3,323,248	3,951,636	3,915,580	4,610,824	4,720,315	5,744,385	5,816,042
Capital Projects Fund - Assigned	-	-	-	-	-	-	-	-	-	-
Wayfinding Signage Fund - Assigned	3,044	2,997	2,899	2,791	2,790	2,790	2,790	-	-	-
Revolving Loan Fund - Assigned	-	-	-	-	-	-	-	-	-	25,210
	\$ 2,943,462	\$ 2,925,177	\$ 2,989,861	\$ 3,326,039	\$ 3,954,426	\$ 3,918,370	\$ 4,613,614	\$ 4,720,315	\$ 5,744,385	\$ 5,841,252

(1) City's fund balance was reduced as a result of the retirement of bonds on the City Building from accumulated reserves

CITY OF CRESTVIEW HILLS, KENTUCKY
CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Revenues										
Taxes	\$ 630,863	\$ 654,192	\$ 657,437	\$ 683,599	\$ 701,471	\$ 724,547	\$ 754,552	\$ 790,190	\$ 798,834	\$ 814,218
Licenses and permits	2,190,474	2,291,437	2,515,956	2,775,063	2,848,914	2,741,878	3,054,493	3,070,335	3,429,247	3,486,665
Intergovernmental	152,412	694,632	97,769	123,493	137,782	133,898	189,113	115,761	153,803	148,335
Fines and forfeitures	4,319	7,756	3,052	9,710	5,646	4,354	5,118	5,747	9,519	4,193
Charges for services	16,650	56,772	103,080	151,482	145,936	161,316	175,359	193,592	162,584	152,825
Interest	6,031	6,056	5,782	23,640	23,022	4,693	18,273	89,183	192,724	195,489
Miscellaneous	4,128	2,397	19,813	1,149	15,548	37,308	7,365	18,421	16,553	35,689
Total revenues	3,004,877	3,713,242	3,402,889	3,768,136	3,878,319	3,807,994	4,204,273	4,283,229	4,763,264	4,837,414
Expenditures										
Current:										
General government	518,494	542,075	670,266	592,491	622,282	653,786	744,713	703,562	813,242	832,893
Public safety	1,237,305	1,316,898	1,482,557	1,776,955	1,901,044	1,958,618	2,041,683	2,138,637	2,229,749	2,357,526
Public works	1,218,845	1,787,767	1,125,742	957,040	869,810	1,259,651	1,099,320	1,655,124	572,084	1,405,752
Community development	93,247	84,787	78,925	105,472	92,648	47,261	80,594	131,095	124,119	144,376
Capital outlay	-	-	-	-	-	-	-	-	-	-
Debt service										
Principal	1,560,000	-	-	-	-	-	-	-	-	-
Interest	30,947	-	-	-	-	-	-	-	-	-
Total expenditures	4,658,838	3,731,527	3,357,490	3,431,958	3,485,784	3,919,316	3,966,310	4,628,418	3,739,194	4,740,547
Excess (deficiency) of revenues over (under) expenditures	(1,653,961)	(18,285)	45,399	336,178	392,535	(111,322)	237,963	(345,189)	1,024,070	96,867
Other financing sources (uses)										
Bond issue	-	-	-	-	-	-	-	-	-	-
Bond issue costs	-	-	-	-	-	-	-	-	-	-
Proceeds from CARES Act	-	-	-	-	235,853	75,266	24,431	-	-	-
Proceeds from ARPA Funds	-	-	-	-	-	-	432,850	447,978	-	-
Transfers in	632,211	1,391,634	688,661	530,494	493,846	858,321	628,756	1,230,560	126,796	888,985
Transfers out	(632,211)	(1,391,634)	(688,661)	(530,494)	(493,846)	(858,321)	(628,756)	(1,230,560)	(126,796)	(888,985)
Total other financing sources (uses)	-	-	-	-	235,853	75,266	457,281	447,978	-	-
Net change in current year fund balance	(1,653,961)	(18,285)	45,399	336,178	628,388	(36,056)	695,244	102,789	1,024,070	96,867
Prior year corrections	191,994	-	19,285	-	-	-	-	3,912	-	-
Net change in fund balance	\$ (1,461,967)	\$ (18,285)	\$ 64,684	\$ 336,178	\$ 628,388	\$ (36,056)	\$ 695,244	\$ 106,701	\$ 1,024,070	\$ 96,867
Debt service as a percentage of non capital expenditures	34.15%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

CITY OF CRESTVIEW HILLS, KENTUCKY
GOVERNMENTAL ACTIVITIES - TAX REVENUES BY SOURCE
Last Ten Fiscal Years
(Modified accrual basis of accounting)

Fiscal Year	Property Tax	Payroll License Fee	Net Profits/ Gross Receipts License Fee	Other	Bank Deposits Tax	Total
2015-2016	\$ 627,437	\$ 1,743,878	\$ 317,368	\$ 63,701	\$ 39,748	\$ 2,792,132
2016-2017	654,192	1,809,737	349,743	64,949	34,779	2,913,400
2017-2018	657,437	1,806,331	432,400	51,267	34,850	2,982,285
2018-2019	683,599	2,098,661	363,823	55,925	38,243	3,240,251
2019-2020	701,471	2,141,232	394,651	56,286	44,354	3,337,994
2020-2021	724,547	2,138,824	272,247	57,881	54,995	3,248,494
2021-2022	754,552	2,321,651	379,380	69,222	41,418	3,566,223
2022-2023	790,190	2,299,394	403,078	63,701	44,946	3,601,309
2023-2024	798,834	2,475,145	581,931	69,497	43,344	3,968,750
2024-2025	814,218	2,494,755	607,165	74,932	45,178	4,036,247

The Public Service Tax consists of occupational, gross receipts and payroll license fees treated as public service taxes. The revenue base for public service taxes (license fees) is not available, in that the City is not the actual tax collector. The payroll license fees are based on a rate of 1.15% of total payroll of all persons working in the City up to the FICA cap maximum of \$176,100.

The net profit license fee is based on a rate of .75% of net profits earned in the City. The City switched to gross receipts earned in the City at a tax rate of .075% beginning January 1st, 2022.

<p>CITY OF CRESTVIEW HILLS, KENTUCKY ASSESSED VALUE OF TAXABLE PROPERTY LAST TEN FISCAL YEARS</p>

Fiscal Year	Real Property	Personal Property	Less: Tax-Exempt Real Property Tax	Total Taxable Assessed Value	Total Direct Rate
2015-2016	\$ 476,663,228	\$ -	\$ 72,269,602	\$ 404,393,626	16.10%
2016-2017	498,027,602	-	78,705,002	419,322,600	16.00%
2017-2018	507,215,502	-	84,627,602	422,587,900	16.00%
2018-2019	510,103,502	-	85,428,002	424,675,500	16.50%
2019-2020	513,900,802	-	86,659,602	427,241,200	16.80%
2020-2021	558,614,002	-	91,518,102	467,095,900	15.80%
2021-2022	564,682,002	-	92,054,502	472,627,500	16.20%
2022-2023	573,406,802	-	92,054,502	481,352,300	16.70%
2023-2024	578,511,102	-	97,755,152	480,755,950	16.50%
2024-2025	659,960,202	-	100,266,002	559,694,200	15.10%

Source: Kenton County PVA

Note: The county assesses property at 100% of fair market value for all types of real and personal property.

CITY OF CRESTVIEW HILLS, KENTUCKY
PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS (1)
Last Ten Fiscal Years

Fiscal Year	City of Crestview Hills, KY	Total Direct Rates (a)	Overlapping Rates County			Total Direct and Overlapping Rates
			Kenton County	School District	Other	
2015-2016	\$ 0.1610	\$ 0.1610	\$ 0.1480	\$ 0.6090	\$ 0.1713	\$ 1.0893
2016-2017	0.1600	0.1600	0.1480	0.6210	0.1715	1.1005
2017-2018	0.1600	0.1600	0.1480	0.6380	0.1719	1.1179
2018-2019	0.1650	0.1650	0.1550	0.6590	0.1758	1.1548
2019-2020	0.1680	0.1680	0.1590	0.6720	0.1782	1.1772
2020-2021	0.1580	0.1580	0.1590	0.6710	0.1756	1.1636
2021-2022	0.1620	0.1620	0.1540	0.6710	0.1715	1.1585
2022-2023	0.1670	0.1670	0.1440	0.6660	0.1670	1.1440
2023-2024	0.1650	0.1650	0.1330	0.6590	0.1600	1.1170
2024-2025	0.1510	0.1510	0.1250	0.6350	0.1560	1.0670

(1) Per \$100 assessed valuation

(a) The City of Crestview Hills, KY is the only direct rate

The City of Crestview Hills is within Kenton County and the Kenton County School Taxing District.

Other taxing districts include TANK and the Kenton County Library, Health, and Extension Districts.

CITY OF CRESTVIEW HILLS, KENTUCKY PRINCIPAL PROPERTY TAXPAYERS Current Year and Ten Years Ago

Taxpayer	2024-2025			2015-2016		
	Taxable Assessed Valuation	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Valuation	Rank	Percentage of Total Taxable Assessed Value
Crestview Hills Town Center	\$ 40,434,500	1	7.22%			
Grandview Summit	28,000,000	2	5.00%			
CP Crestview Hills, LLC	9,450,000	3	1.69%			
Higbee Company	9,000,000	4	1.61%			
Green Roof Real Estate LLC	8,396,000	5	1.50%			
Children's Hospital Medical Center	7,658,000	6	1.37%			
Northern KY Racquet Club, Inc.	6,260,900	7	1.12%			
Summit Hills Country Club, Inc.	5,940,000	8	1.06%			
Atria Summit Hills, LLC	5,883,500	9	1.05%			
CMK Crestview Hills LLC	5,491,200	10	0.98%			
Total	\$ 126,514,100		22.60%			
Crestview Hills Town Center				\$ 31,693,380	1	7.84%
Grandview Summit Investments				19,685,600	2	4.87%
Higbee Company				11,555,000	3	2.86%
CP Crestview Hills, LLC				8,500,000	4	2.10%
Broadstone TSGA Kentucky, LLC				7,752,600	5	1.92%
Northern KY Racquet Club, Inc.				6,580,800	6	1.63%
Medical Properties				5,500,000	7	1.36%
Atria Summit Hills, LLC				5,076,000	8	1.26%
Chapel Place D, LLC				4,500,000	9	1.11%
Summit Hills Country Club Inc.				4,391,100	10	1.09%
Total				\$ 105,234,480		26.04%

Source: Kenton County PVA

CITY OF CRESTVIEW HILLS, KENTUCKY
PROPERTY TAX LEVIES AND COLLECTIONS
Last Ten Fiscal Years

Fiscal Year	Total Tax Levy	Current Tax Collections	Percent of Current Taxes Collected	Delinquent Collections	Total Collections at End of Fiscal Year	
					Amount	Percentage of Levy
2015-2016	\$ 679,236	\$ 674,521	99%	\$ 3,426	\$ 677,947	100%
2016-2017	653,192	651,870	100%	1,322	653,192	100%
2017-2018	682,594	664,739	97%	16,883	681,622	100%
2018-2019	709,104	631,721	89%	76,440	708,160	100%
2019-2020	726,311	719,498	99%	944	720,442	99%
2020-2021	751,037	749,409	100%	-	749,409	100%
2021-2022	783,225	721,457	92%	55,588	777,044	99%
2022-2023	816,325	776,204	95%	37,830	814,034	100%
2023-2024	801,420	744,260	93%	54,575	798,834	100%
2024-2025	816,562	799,035	98%	16,698	815,733	100%

Source: City of Crestivew Hills, KY Finance Staff/Tax Software

CITY OF CRESTVIEW HILLS, KENTUCKY RATIOS OF OUTSTANDING DEBT BY TYPE Last Ten Fiscal Years

Fiscal Year	Governmental Activities		Total Primary Government	Per Capita	Percentage of Per Capita Personal Income
	General Obligation Bonds	Notes			
2015-2016	\$ -	-	\$ -	\$ -	0.00%
2016-2017	-	-	-	-	-
2017-2018	-	-	-	-	-
2018-2019	-	-	-	-	-
2019-2020	-	-	-	-	-
2020-2021	-	-	-	-	-
2021-2022	-	-	-	-	-
2022-2023	-	-	-	-	-
2023-2024	-	-	-	-	-
2024-2025	-	-	-	-	-

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.
(1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

CITY OF CRESTVIEW HILLS, KENTUCKY RATIOS OF GENERAL BONDED DEBT OUTSTANDING Last Ten Fiscal Years

Governmental Activities

Fiscal Year	General Obligation Bonds	Less: Amounts Available in Debt Service Fund	Total	Percentage of Actual Taxable Value of Property	Per Capita
2015-2016	\$ -	\$ -	\$ -	0.00%	\$ -
2016-2017	-	-	-	-	-
2017-2018	-	-	-	-	-
2018-2019	-	-	-	-	-
2019-2020	-	-	-	-	-
2020-2021	-	-	-	-	-
2021-2022	-	-	-	-	-
2022-2023	-	-	-	-	-
2023-2024	-	-	-	-	-
2024-2025	-	-	-	-	-

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

- (1) See the Schedule of Assessed Value of Taxable property for property value data.
- (2) Population data can be found in the Schedule of Demographic and Economic Statistics.

CITY OF CRESTVIEW HILLS, KENTUCKY
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
June 30, 2025

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable⁽¹⁾	Estimated Share of Overlapping Debt
Kenton County (2)	\$ 81,240,737	3.18%	\$ 2,583,455
Kenton County School District (3)	261,665,675	4.54%	11,879,622
Other Kenton County Governments (4)	3,738,411	3.18%	118,881
Subtotal, overlapping debt	<u>346,644,824</u>		<u>14,581,959</u>
City of Crestview Hills direct debt	<u>-</u>		<u>-</u>
Total direct and overlapping debt	<u><u>\$ 346,644,824</u></u>		<u><u>\$ 14,581,959</u></u>

Source: Kentucky local Debt Report

⁽¹⁾ Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Crestview Hills. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

⁽²⁾ Kenton County Treasurer's office

⁽³⁾ Kenton County School District Treasurer's office

⁽⁴⁾ Kenton County Public Library, Kenton County Public Health Taxing District, TANK and Kenton County Extension District.

CITY OF CRESTVIEW HILLS, KENTUCKY
LEGAL DEBT MARGIN INFORMATION
Last Ten Fiscal Years

Legal Debt Margin Calculation for Fiscal Year 2024-2025

Taxable real property value	\$559,694,200
Add back: exempt real property	100,266,002
Total assessed real property value	<u>\$659,960,202</u>

Debt limit (10% of total assessed real property value)	<u>\$ 65,996,020</u>
--------------------------------------------------------	----------------------

Debt applicable to limit:	
General obligation bonds	-
Less: amount set aside for repayment of general obligation debt	-
Total net debt applicable to limit	-
Legal debt margin	<u>\$ 65,996,020</u>

	Fiscal Year									
	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Debt limit	\$ 47,666,323	\$ 49,802,760	\$ 50,721,550	\$ 51,022,650	\$ 51,390,080	\$ 55,861,400	\$ 56,468,200	\$ 57,340,680	\$ 57,851,110	\$ 65,996,020
Total debt applicable to limit	-	-	-	-	-	-	-	-	-	-
Legal debt margin	\$ 47,666,323	\$ 49,802,760	\$ 50,721,550	\$ 51,022,650	\$ 51,390,080	\$ 55,861,400	\$ 56,468,200	\$ 57,340,680	\$ 57,851,110	\$ 65,996,020
Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Note: Under state finance law, the City's outstanding debt should not exceed 10 percent of total assessed real property value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.

CITY OF CRESTVIEW HILLS, KENTUCKY
DEMOGRAPHIC AND ECONOMIC STATISTICS
Last Ten Fiscal Years

Fiscal Year	<u>Crestview Hills</u> Population(1)	<u>Kenton County</u>	<u>Crestview Hills</u>	<u>Crestview Hills</u> Median Age(4)	<u>Kenton County</u>
		Per Capita Personal Income(2)	Median Household Income(3)		Unemployment Rate(5)
2015-2016	3,327	\$52,942	\$68,186	47.4	4.2%
2016-2017	3,321	53,701	71,696	48.1	4.2%
2017-2018	3,281	54,880	76,179	49.2	3.7%
2018-2019	3,300	57,656	87,500	48.8	3.7%
2019-2020	3,310	61,233	74,189	39.2	5.2%
2020-2021	3,383	68,773	90,625	40.9	4.6%
2021-2022	3,212	69,568	107,857	39.2	3.8%
2022-2023	3,226	73,345	106,375	38.6	4.1%
2023-2024	3,300*	73,500*	107,500*	38.5*	4.8%
2024-2025	3,300*	74,500*	108,000*	38.5*	4.3%

(1) U.S. Census Bureau - American Community Survey "Total Population"

(2) Bureau of Economic Analysis (Kenton County data) "Last updated: February 20, 2025 -- revised statistics for 2010-2019."

(3) U.S. Census Bureau - American Community Survey "Income in the Past 12 Months"

(4) U.S. Census Bureau - American Community Survey "Age and Sex"

(5) U.S. Bureau of Labor Statistics (Kenton County data only)

* Internal Estimates made by City Administration

CITY OF CRESTVIEW HILLS, KENTUCKY
PRINCIPAL EMPLOYERS
Current Year and Ten Years Ago

2024-2025			2015-2016		
<u>Taxpayer</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>	<u>Taxpayer</u>	<u>Rank</u>	<u>Percentage of Total City Employment</u>
St. Elizabeth Physicians	1	10.28%	St. Elizabeth Physicians	1	11.20%
St. Elizabeth Medical Center	2	8.68%	St. Elizabeth Medical Center	2	10.50%
Thomas More University	3	6.07%	Thomas More College	3	5.80%
Tri State Gastroenterology	4	5.01%	Huntington-Kentucky	4	3.90%
Whitehorse Freight LLC	5	2.81%	Dresssman, Benzinger, & Lavelle, PSC	5	3.00%
Children's Hospital Medical Center	6	2.69%	Columbia Sussex Management LLC	6	2.80%
Pediatric Associates PSC	7	2.52%	Higbee GAK LP/Dillard's	7	2.60%
Crestview Management LLC/Columbia Sussex	8	2.33%	Tri State Gastroenterology Associates	8	2.50%
Higbee GAK LP/Dillard's Utah Inc	9	1.91%	Children's Hospital Medical Center	9	2.30%
Houchens Insurance Group/HIG	10	1.89%	Burke, Inc.	10	2.20%
TOTAL		44.19%	TOTAL		46.80%

Source: Kenton County Business Services

CITY OF CRESTVIEW HILLS, KENTUCKY
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM
Last Ten Years

Function/Program	Fiscal Year									
	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
General Government	3	3	3	3	3.5	4	4	4	4	4
Public works	1	1	1	1	0.5	1	1	1	1	1

Source: City of Crestview Hills, KY Human Resource Department

CITY OF CRESTVIEW HILLS, KENTUCKY
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
Last Ten Years

Function	Fiscal Year									
	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Public safety										
Police:										
Stations	-	-	-	-	-	-	-	-	-	-
Fire:										
Fire stations	-	-	-	-	-	-	-	-	-	-
Highways and streets										
Street (miles)	13	13	13	13	13	13	13	13	13	13
Streetlights	73	73	73	73	73	73	73	73	92	92

Source: Various City departments

Police function is contracted with the Lakeside Park/Crestview Hills Police Authority

Fire and Emergency Medical Service functions are contracted with the Cities of Ft. Mitchell and Edgewood, Kentucky

Sanitation lines are owned and maintained by the Sanitaiton District No. 1.

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

**To the Honorable Mayor and
Members of the Council of the
City of Crestview Hills, Kentucky**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Crestview Hills, Kentucky, as of June 30, 2025 and the related notes to the financial statements which collectively comprise the City of Crestview Hills, Kentucky's financial statements, and have issued our report thereon dated September 30, 2025.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered City of Crestview Hills, Kentucky's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of Crestview Hills, Kentucky's internal control. Accordingly, we do not express an opinion on the effectiveness of City of Crestview Hills, Kentucky's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Crestview Hills, Kentucky's, financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statement. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The

results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Chamberlin Owen & Co., Inc.

Chamberlin Owen & Co., Inc.
Erlanger, Kentucky
September 30, 2025

